

McDONALD'S GENERAL DEVELOPMENT PLAN SPECIAL EXCEPTION PLAT 6302 LITTLE RIVER TURNPIKE ALEXANDRIA, FAIRFAX COUNTY, VIRGINIA TM #72-4 ((1)) 6E AND #72-2 ((1)) 44A*

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

PROPOSED

PROPOSED NOTE

EXISTING

EXISTING NOTE

TYPICAL NOTE TEXT
ON-SITE PROPERTY LINE / R.O.W. LINE
NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE
EASEMENT LINE
SETBACK LINE

CONCRETE CURB & GUTTER

TYPICAL LIGHT
ACORN LIGHT
TYPICAL SIGN

PARKING COUNTS

CONTOUR LINE

SPOT ELEVATIONS

SANITARY LABEL

STORM LABEL

SANITARY SEWER LATERAL
UNDERGROUND WATER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
OVERHEAD WIRE

UNDERGROUND TELEPHONE LINE
UNDERGROUND CABLE LINE
STORM SEWER

SANITARY SEWER MAIN
HYDRANT
SANITARY MANHOLE
STORM MANHOLE
WATER METER
WATER VALVE
GAS VALVE
GAS METER

TYPICAL END SECTION
HEADWALL OR ENDWALL

YARD INLET
CURB INLET
CLEAN OUT

ELECTRIC MANHOLE
TELEPHONE MANHOLE

ELECTRIC BOX
ELECTRIC PEDESTAL

MONITORING WELL
TEST PIT
BENCHMARK

BORING
UTILITY POLE W/LIGHT

POLE LIGHT
TRAFFIC LIGHT

UTILITY POLE

CURB AND GUTTER
SPILL CURB TRANSITION CURB
DEPRESSED CURB AND GUTTER

TYPICAL LIGHT
ACORN LIGHT
TYPICAL SIGN

PARKING COUNTS

CONTOUR LINE

SPOT ELEVATIONS

SANITARY LABEL

STORM LABEL

SANITARY SEWER LATERAL
UNDERGROUND WATER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
OVERHEAD WIRE

UNDERGROUND TELEPHONE LINE
UNDERGROUND CABLE LINE
STORM SEWER

SANITARY SEWER MAIN
HYDRANT
SANITARY MANHOLE
STORM MANHOLE
WATER METER
WATER VALVE
GAS VALVE
GAS METER

TYPICAL END SECTION
HEADWALL OR ENDWALL

YARD INLET
CURB INLET
CLEAN OUT

ELECTRIC MANHOLE
TELEPHONE MANHOLE

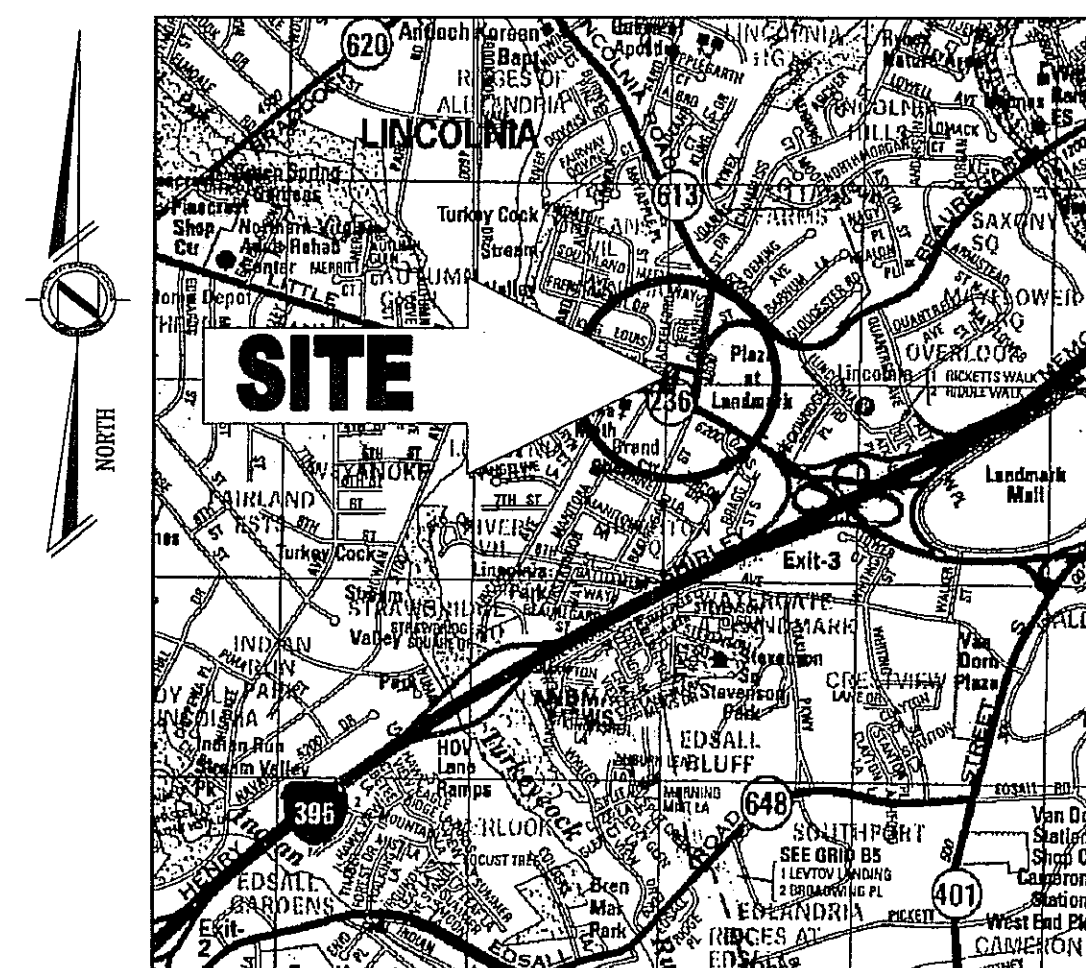
ELECTRIC BOX
ELECTRIC PEDESTAL

MONITORING WELL
TEST PIT
BENCHMARK

BORING
UTILITY POLE W/LIGHT

POLE LIGHT
TRAFFIC LIGHT

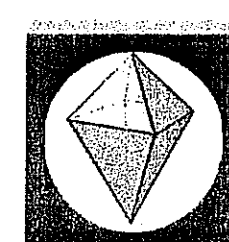
UTILITY POLE



LOCATION MAP
COPYRIGHT AND THE MAP PEOPLE
PERMIT USE NO. 20082153-S
SCALE: 1"=200'

OWNER/DEVELOPER
McDONALD'S CORPORATION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MD 20817
CONTACT: JOHN EIDBERGER
PHONE: (240) 497-3650

PREPARED BY:



BOHLER
ENGINEERING

22630 DAVIS DRIVE
SUITE 200
STERLING, VIRGINIA 20164
PH: (703) 709-9500
FX: (703) 709-9501
www.bohlerengineering.com
CONTACT: AARON BODENSCHATZ, P.E.

UTILITY CONTACT INFORMATION:

TELEPHONE

VERIZON
2980 FAIRVIEW PARK DR.
6TH FLOOR
FALLS CHURCH, VA 22042
CONTACT: NOEL ATIENZA
(703) 204-9487

SEWER

FAIRFAX COUNTY DPWS
12055 GOVERNMENT CENTER PKWY.
SUITE 358
FAIRFAX, VA 22035
CONTACT: ROBERT CARTER
(703) 324-5015 x45016

ELECTRIC

DOMINION VIRGINIA POWER
11133 MAIN STREET
FAIRFAX, VA 22030
CONTACT: STEVE GALLAGHAN
(703) 490-2893

WATER

FAIRFAX COUNTY WATER AUTHORITY
8560 ARLINGTON BOULEVARD
MERRIFIELD, VA 22116
CONTACT: MIKE JENKINS
(703) 289-6358

GAS

WASHINGTON GAS
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
CONTACT: CARLOS GUZMAN
(703) 750-4745

DRAINAGE & STORMWATER

FAIRFAX COUNTY DPWS
12055 GOVERNMENT CENTER PKWY.
SUITE 358
FAIRFAX, VA 22035

WAIVERS/MODIFICATIONS ARE HEREBY REQUESTED FOR EACH OF THE REQUIREMENTS LISTED BELOW:

SUMMARY OF WAIVER/MODIFICATION REQUESTS			
CODE	SECTION	REQUIREMENT	PROVIDED
ZONING ORDINANCE	13-202	1 TREE PER 40 FEET OF FRONTAGE WITHIN THE PERIPHERAL LANDSCAPE STRIP	0 TREES ALONG LITTLE RIVER TURNPIKE
ZONING ORDINANCE	13-302	TRANSITIONAL SCREENING 3 (50' WIDE BUFFER) ALONG ENTIRE NORTH, ENTIRE SOUTH, 37'± OF WEST PROP. LINE (NORTHEAST CORNER OF SITE) AND 164'± WEST PROPERTY LINES	TRANSITIONAL SCREENING BUFFER ±37' ALONG A PORTION OF THE NORTHERN PROPERTY LINE, 10'± ALONG SOUTH PROP. LINE, 27'± ALONG WEST PROP. LINE (NORTHEAST CORNER) AND ±17' WIDE ALONG PORTION OF WESTERN PROPERTY LINE
ZONING ORDINANCE	13-302	TRANSITIONAL SCREENING PLANTING REQUIREMENTS: -NORTH PROPERTY LINE: 2,970 SF TREE CANOPY 36 EVERGREEN SHRUBS -WEST PROPERTY LINE: 3,960 SF TREE CANOPY 48 EVERGREEN SHRUBS	TRANSITIONAL SCREENING PLANTING MATERIAL PROVIDED: -NORTH PROPERTY LINE: 1,040 SF TREE CANOPY 36 EVERGREEN SHRUBS -WEST PROPERTY LINE: 3,111 SF TREE CANOPY 48 EVERGREEN SHRUBS
ZONING ORDINANCE	13-304	BARRIER REQUIREMENTS: -(6' WALL) ALONG ENTIRE NORTH PROP. LINE, 164'± OF WEST PROP. LINE, ENTIRE SOUTH, AND 37'± OF WEST (NORTHEAST CORNER) PROPERTY LINES	NO BARRIER ALONG NORTH, WEST, SOUTH AND WEST PROPERTY LINES AT NORTHEAST CORNER OF SITE.

"BEAUREGARD ST."
L/C# 045-0014

PLAN SCALE: NOT TO SCALE

STREET ADDRESS
6302 LITTLE RIVER TURNPIKE

CITY
ALEXANDRIA

STATE
VA

COUNTY
FAIRFAX COUNTY

REGIONAL DWG. NO.
S075035

PLAN DESCRIPTION
COVER SHEET

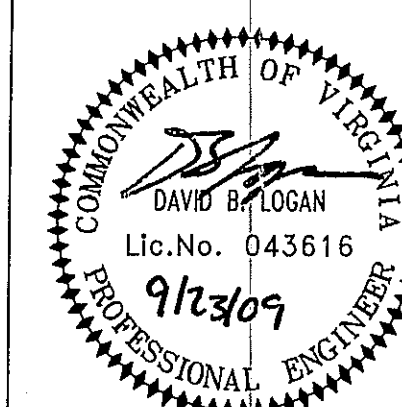
CAD FILE: S075035SE4

BOHLER
ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

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SOUTHBOROUGH, MA
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ROCKY HILL, CT
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STERLING, VA
BOWIE, MD
TOWSON, MD
WARRENTON, VA
FORT LAUDERDALE, FL
CENTER VALLEY, PA

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* ACTUAL ADDRESS OF TAX MAP #72-2 ((1)) 44A IS
4800 NORTH CHAMBLISS STREET

FINAL PLAN SIGNATURES

P.M.
G.C.
O/O

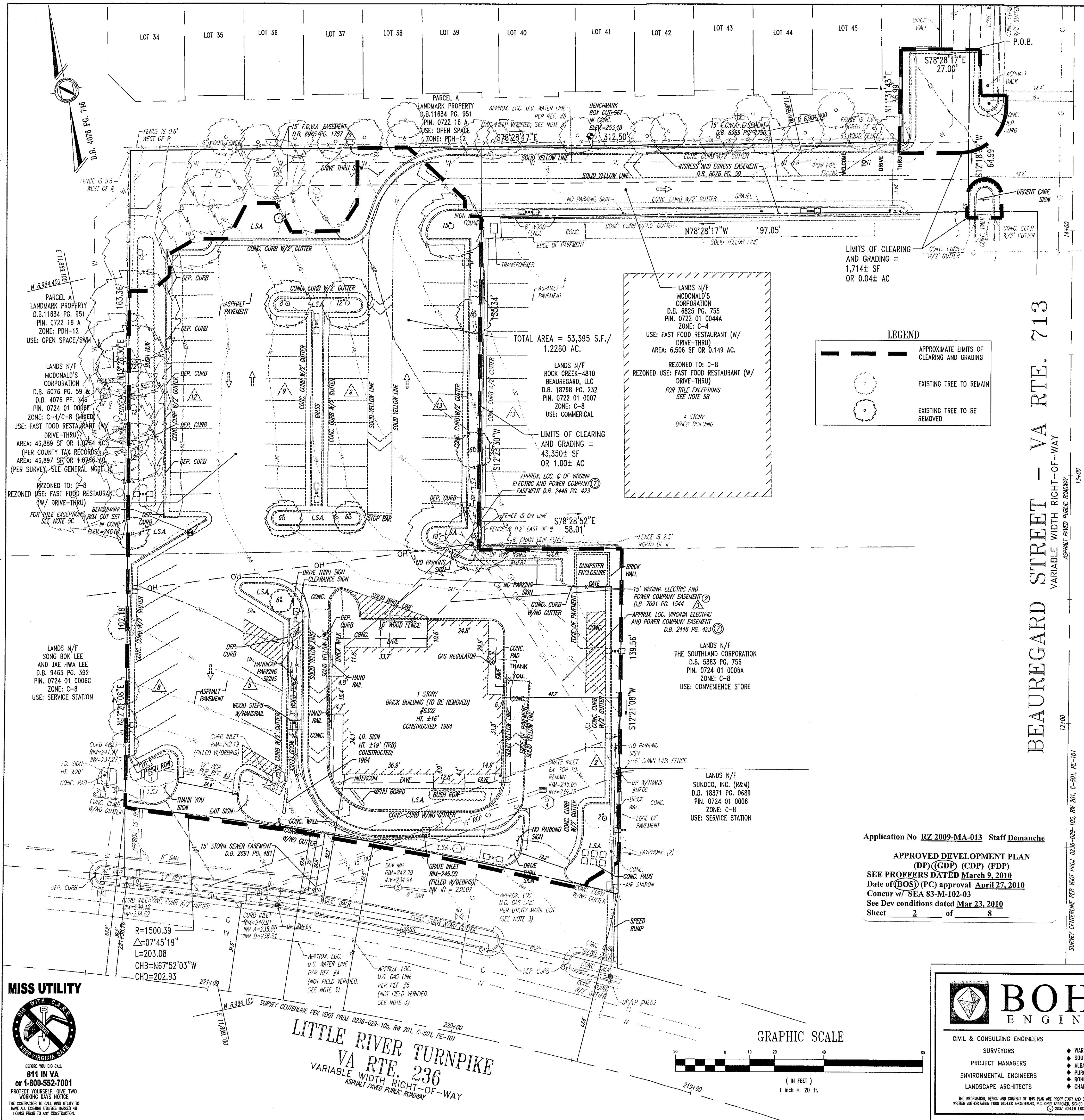
McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PLAN APPROVALS
SIGNATURE (2 REQUIRED)
DATE

REGIONAL MGR.
CONSTR. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.

AS-BUILT
RECEIVED
SEP 23 2009
Zoning/Evaluation Division

1 OF 8



SURVEY NOTES:

1. PROPERTY IS KNOWN AS THE LANDS OF MCDONALD'S CORPORATION IN DEED BOOK 4076 IN PAGE 746, DEED BOOK 6076 PAGE 39 AND DEED BOOK 6825 PAGE 755 AND HAVING A TAX MAP NUMBER OF 0724010006E AND 0722010044A.
2. AREA = 53,403 SQUARE FEET OR 1.2260 ACRES.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT GUARANTEE HAVING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- 5A. AS TO MCDONALD'S CORPORATION 29,394 SQ. FT. PARCEL, THIS SURVEY IS PREPARED WITH REFERENCE TO A LIMITED REPORT OF TITLE: FILE NO. 07-002424 / 11137576, PREPARED BY LANDAMERICA FINANCIAL GROUP, INC., ISSUING THROUGH ITS SUBSIDIARY COMMONWEALTH LAND TITLE INSURANCE COMPANY. THE AFORESAID ENTITIES HAVE EXAMINED THE TITLE TO THE LAND DESCRIBED FROM SEPTEMBER 23, 1974 TO NOVEMBER 20, 2007. BOHLER ENGINEERING HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS REFERENCED IN EXHIBIT "B".
 - 2. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 7091 AT PAGE 1544; AFFECTS THE SUBJECT PROPERTY, SHOWN.
 - THIS SURVEY IS ALSO PREPARED WITH REFERENCE TO A TITLE POLICY OF TITLE INSURANCE: POLICY NO. N 420404, ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, WITH A DATE OF POLICY OF SEPTEMBER 23, 1974. BOHLER ENGINEERING HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS REFERENCED IN EXHIBIT "B".
 - 3. RESTRICTION RECORDED IN DEED BOOK 4076 AT PAGE 746, AFORESAID RECORDS; DOES NOT AFFECT THE SUBJECT PROPERTY, RESTRICTIVE COVENANT EXPIRED FEBRUARY 24, 1974.
 - 4. EASEMENT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK T-8 AT PAGE 246, AFORESAID RECORDS; ALSO SHOWN ON PLAT OF SCHILLER & ASSOCIATES, C.L.S., REVISED JULY 10, 1974 (WITH EASEMENT CHANGE JULY 16, 1974); REFERENCED DOCUMENT NOT PROVIDED.
 - 5. EASEMENT TO THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, RECORDED IN DEED BOOK 1940 AT PAGE 217, AFORESAID RECORDS; ALSO SHOWN ON PLAT OF SCHILLER & ASSOCIATES, C.L.S., REVISED JULY 10, 1974 (WITH EASEMENT CHANGE JULY 16, 1974); EASEMENT NO LONGER AFFECTS THE SUBJECT PROPERTY, EASEMENT LIES WITHIN THE RIGHT-OF-WAY FOR LITTLE RIVER TURNPIKE.
 - 6. ACCESS RIGHT OF WAY (INGRESS AND EGRESS) AS SET FORTH IN DEED BOOK 2171 AT PAGE 375, AFORESAID RECORDS; ALSO SHOWN ON PLAT OF SCHILLER & ASSOCIATES, C.L.S., REVISED JULY 10, 1974 (WITH EASEMENT CHANGE JULY 16, 1974); MAY AFFECT THE SUBJECT PROPERTY, INSUFFICIENT INFORMATION IN RECORD DOCUMENT.
 - 7. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 2446 AT PAGE 423, AFORESAID RECORDS; ALSO SHOWN ON PLAT OF SCHILLER & ASSOCIATES, C.L.S., REVISED JULY 10, 1974 (WITH EASEMENT CHANGE JULY 16, 1974); AFFECTS THE SUBJECT PROPERTY, SHOWN.
 - 8. STORM GRATE, C&I AND STORM SEWER (SEE SURVEYOR'S REPORT OF JOHN F. SCHILLER, DATED MAY 22, 1974) AS SHOWN ON PLAT OF SCHILLER & ASSOCIATES, C.L.S., REVISED JULY 10, 1974 (WITH EASEMENT CHANGE JULY 16, 1974); REFERENCED DOCUMENT NOT PROVIDED.
 - 9. ENCROACHMENT UPON PROPERTY ADJOINING ON THE NORTH BY WELL APPURTENANT TO INSURED PREMISES, AS SHOWN ON PLAT OF SCHILLER & ASSOCIATES, C.L.S., REVISED JULY 10, 1974 (WITH EASEMENT CHANGE JULY 16, 1974) REFERENCED DOCUMENT NOT PROVIDED; REFERENCED DOCUMENT NOT PROVIDED.
- NOTE: AS POSSIBLE WATER OR SEWER ASSESSMENTS OR WATER OR SEWER CHARGES ARE NOT RECORDED IN THE CLERK'S OFFICE, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, WE DO NOT INSURE AS TO THE SAME.
10. 26' DRIVEWAY ACROSS FRONT OF PROPERTY (SERVICE ROAD) AS SET OUT IN SURVEYOR'S REPORT OF JOHN SCHILLER, DATED MAY 22, 1974; REFERENCED DOCUMENT NOT PROVIDED.
- 5B. AS TO MCDONALD'S CORPORATION 8,326 SQ. FT. PARCEL, THIS SURVEY IS PREPARED WITH REFERENCE TO A LIMITED REPORT OF TITLE: FILE NO. 07-002426 / 11137634, PREPARED BY LANDAMERICA FINANCIAL GROUP, INC., ISSUING THROUGH ITS SUBSIDIARY COMMONWEALTH LAND TITLE INSURANCE COMPANY. THE AFORESAID ENTITIES HAVE EXAMINED THE TITLE TO THE LAND DESCRIBED FROM AUGUST 20, 1987 TO NOVEMBER 20, 2007. BOHLER ENGINEERING HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS REFERENCED IN EXHIBIT "B".
 - 2. EASEMENT GRANTED TO FAIRFAX COUNTY WATER AUTHORITY RECORDED IN DEED BOOK 6965 AT PAGE 1791; AFFECTS THE SUBJECT PROPERTY, SHOWN.
 - 3. EASEMENT GRANTED TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, RECORDED IN DEED BOOK 9233 AT PAGE 1938; NO LONGER AFFECTS THE SUBJECT PROPERTY, CONSTRUCTION IS COMPLETE ON BEAUREGARD STREET.
- THIS SURVEY IS ALSO PREPARED WITH REFERENCE TO A POLICY OF TITLE INSURANCE: POLICY NO. 85 00 217666, ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, WITH A DATE OF POLICY OF AUGUST 20, 1987. BOHLER ENGINEERING HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS REFERENCED IN EXHIBIT "B".
 - 3. RIGHT OF WAY TO VPCO RECORDED IN DEED BOOK 2046, PAGE 391; DOES NOT AFFECT THE SUBJECT PROPERTY, EASEMENT LIES EAST OF THE SUBJECT PROPERTY.
 - 4. TOGETHER WITH A TEMPORARY CONSTRUCTION EASEMENT 10' IN EVEN WIDTH CONTIGUOUS TO AND PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF THE PREMISES HEREBY CONVEYED. THIS EASEMENT SHALL TERMINATE UPON PURCHASER'S COMPLETION OF IMPROVEMENTS ON SAID PREMISES OR ON DECEMBER 31, 1985, WHICHEVER DATE SHALL FIRST OCCUR; REFERENCED DOCUMENT NOT PROVIDED.
- 5C. AS TO MCDONALD'S CORPORATION 0.5324 ACRES ± - PARCEL, THIS SURVEY IS PREPARED WITH REFERENCE TO A LIMITED REPORT OF TITLE: FILE NO. 07-002425 / 11137628, PREPARED BY LANDAMERICA FINANCIAL GROUP, INC., ISSUING THROUGH ITS SUBSIDIARY COMMONWEALTH LAND TITLE INSURANCE COMPANY. THE AFORESAID ENTITIES HAVE EXAMINED THE TITLE TO THE LAND DESCRIBED FROM DECEMBER 28, 1984 TO NOVEMBER 20, 2007. BOHLER ENGINEERING HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS REFERENCED IN EXHIBIT "B".
 - 2. EASEMENT GRANTED TO FAIRFAX COUNTY WATER AUTHORITY RECORDED IN DEED BOOK 6965 AT PAGE 1787; AFFECTS THE SUBJECT PROPERTY, SHOWN.
 - 3. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 7091 AT PAGE 1544; AFFECTS THE SUBJECT PROPERTY, SHOWN.
- THIS SURVEY IS ALSO PREPARED WITH REFERENCE TO A POLICY OF TITLE INSURANCE: POLICY NO. 85 00 129792, ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, WITH A DATE OF POLICY OF DECEMBER 28, 1984. BOHLER ENGINEERING HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS REFERENCED IN EXHIBIT "B".
 - THERE ARE NO SURVEY RELATED EXCEPTIONS REFERENCED WITHIN EXHIBIT "B".
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
7. ELEVATIONS ARE BASED ON PLAN REFERENCE # 3.
8. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) PER PLAN REFERENCE #2.
9. GAS UTILITIES ARE SHOWN PER MARK-OUT AND FIELD LOCATION. GAS & WATER UTILITIES ARE SHOWN PER FIELD LOCATION OF ABOVE GROUND STRUCTURE AND PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT OFFICES.

SURVEY REFERENCES:

1. THE FAIRFAX COUNTY DEPARTMENT OF REAL ESTATE ASSESSMENTS MAP NUMBER 72-2 AND 72-4.
2. MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, TOWN OF VIENNA VIRGINIA, FAIRFAX COUNTY, VIRGINIA, PANEL 89 OF 150", COMMUNITY-PANEL NUMBER 515525 0089 D, MAP EFFECTIVE DATE MARCH 5, 1980.
3. MAP ENTITLED "MCDONALD'S DUKE STREET, BOUNDARY & TOPOGRAPHIC SURVEY", DATED 8/20/84 AND LAST REVISED 9/18/84 AND PREPARED BY HUNTLEY, NYCE AND ASSOCIATES, P.C.
4. MAP ENTITLED "MCDONALD'S DUKE STREET SITE PLAN", DATED SEPTEMBER 12, 1987 AND PREPARED BY HUNTLEY, NYCE AND ASSOCIATES, P.C.
5. UNTITLED, UNDATED MAP PROVIDED BY WASHINGTON GAS LIGHT CO.
6. MAP ENTITLED "LINCOLNIA WATER SYSTEM, CENTRAL AREA TRANSMISSION MAIN STA. 135+00 TO STA. 142+80 AND STA. 147+20 TO STA. 150+00", DATED APRIL, 1988, AND PROVIDED BY THE FAIRFAX COUNTY WATER AUTHORITY.

"BEAUREGARD ST."
L/C# 045-0014

PLAN SCALE: 1" = 20'

STREET ADDRESS
6302 LITTLE RIVER TURNPIKE

CITY
ALEXANDRIA

STATE
VA

COUNTY
FAIRFAX COUNTY

REGIONAL DWG. NO
S075035

PLAN DESCRIPTION
EXISTING CONDITIONS PLAN

CAD FILE: S075035E4

FINAL PLAN SIGNATURES		DATE		DESCRIPTION		BY		ISSUE REF	
REV	DATE	REVISED PER COUNTY COMMENTS	REVISED PER COUNTY COMMENTS	REVISED PER COUNTY COMMENTS	REVISED PER COUNTY COMMENTS	BY	DATE	BY	DATE
1	4/10/09					AS			
2	7/30/09					BLG			
3	8/26/09					BLG			
4	9/22/09					BUS			

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OFFICE: BETHESDA, MD 20817
ADDRESS: 6803 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817

PLAN APPROVALS		DATE		SIGNATURE (2 REQUIRED)	
REGIONAL MGR.					
CONST. MGR.					
OPERATIONS DEPT.					
REAL ESTATE DEPT.					
CO-SIGN SIGNATURES		DATE		BY	
CONTRACTOR					
OWNER					

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

ENVIRONMENTAL ENGINEERS

LANDSCAPE ARCHITECTS

OFFICES:

WARREN, NJ

SOUTH BORO, MA

ALBANY, NY

WILMINGTON, DE

ROCKFORD, IL

CHALFONT, PA

STERLING, VA

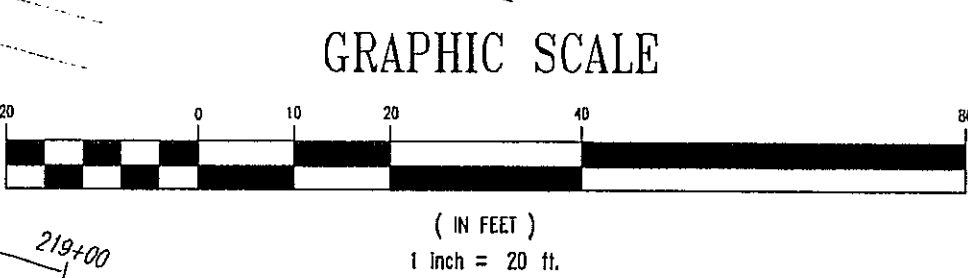
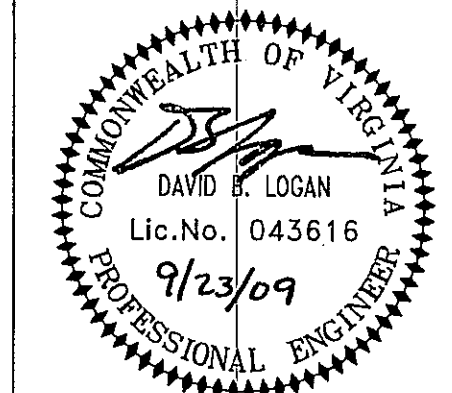
BOWIE, MD

TOWSON, MD

FORT LAUDERDALE, FL

CENTER VALLEY, PA

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MISS UTILITY

BEFORE YOU DIG CALL 811 IN VA or 1-800-552-7801

PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THE CONNECTION TO CALL WAS ONLY TO LIVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

LITTLE RIVER TURNPIKE
VA RTE. 236
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

Application No **RZ 2009-MA-013** Staff **Demanche**

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED **March 9, 2010**
Date of (BOS) (PC) approval **April 27, 2010**
Concur w/ SEA 83-M-102-03
See Dev conditions dated **Mar 23, 2010**
Sheet **2** of **8**

APPROVED DEVELOPMENT PLAN
(DP) (GDD) (CDP) (FDP)
SEE PROFFERS DATED **March 2, 2010**
Date of (BOS) (PC) approval **April 27, 2010**
Concur w/ SEA 83-M-102-03
See Dev conditions dated **Mar 23, 2010**
Sheet **3** of **8**

GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY BY:
BOHLER ENGINEERING
"ALTA/ACSM LAND TITLE SURVEY McDonald's USA, LLC, 6302 LITTLE RIVER TURNPIKE, ALEXANDRIA, VIRGINIA"
PROJECT#: S075035.SR
DATE: 12/21/07
- OWNER/APPLICANT:
McDONALD'S CORPORATION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MD 20817
CONTACT: JOHN EIDBERGER
PHONE: (240) 497-3650
- THE AREA OF SPECIAL EXCEPTION IS 53,395 SF/1.2260 AC. THESE PLANS ARE PART OF THE SPECIAL EXCEPTION APPLICATION TO ALLOW A FAST FOOD RESTAURANT W/ DRIVE-THROUGH IN THE C-4/C-8 ZONING DISTRICTS AND HIGHWAY CORRIDOR OVERLY DISTRICT (HCOO).
- PARCEL DATA:

TAX MAP/SPIN	AREA (PER COUNTY TAX RECORDS)	AREA (PER SURVEY)	EXISTING ZONE	PROPOSED ZONE	USE
72-4 (11) 6E	46,889 SF; 1.0764 AC	46,887 SF; 1.0766 AC	C-4/C-8 (MIXED)	C-8; HCOO	FAST FOOD REST. W/ DRIVE IN FACILITY
72-2 (11) 4A	6,506 SF; 0.1494 AC	6,506 SF; 0.1494 AC	C-4	C-8; HCOO	FAST FOOD REST. W/ DRIVE IN FACILITY
TOTALS:	53,395 SF; 1.2258 AC	53,403 SF; 1.2260 AC			
- BULK REQUIREMENTS:

	C-8 REQUIREMENTS	PROVIDED
A. MIN. LOT AREA	40,000 SF	53,403 SF
B. MIN. LOT WIDTH	200'	203.08 LITTLE RIVER TURNPIKE
C. MIN. BUILDING SETBACK		
FRONT SETBACK (SOUTH/LITTLE RIVER TURNPIKE)	40'	49'±
FRONT SETBACK (EAST/BEAUREGARD STREET)	N/A	N/A
SIDE SETBACK	0'	55'±
REAR SETBACK (NORTH)	20'	115'±
REAR SETBACK (WEST)	N/A	N/A
REAR SETBACK (EAST)	N/A	N/A
D. MIN. PARKING SETBACK		
FRONT SETBACK (SOUTH/LITTLE RIVER TURNPIKE)	10'	10'±
FRONT SETBACK (EAST/BEAUREGARD STREET)	N/A	N/A
SIDE SETBACK	0'	0'
REAR SETBACK (NORTH)	17'±	17'±
REAR SETBACK (WEST)	17'±	17'±
REAR SETBACK (EAST)	N/A	9'± AND 17'±

* LANDSCAPE BUFFER REQUIREMENT (50') MAY BE REDUCED BY TWO THIRDS WITH THE ADDITION OF A 7' MASONRY OR STONE WALL.
- PARKING REQUIREMENTS

	RESTAURANT MINIMUM: 1 SPACE PER 2 SEATS	ADA REQUIREMENTS	STACKING REQUIREMENTS: 11 SPACES WITH A MINIMUM OF 5 SPACES FOR THE ORDERING STATION	MIN. PARKING SPACE DIMENSIONS	LOADING SPACE REQUIRED	MIN. DRIVE AISLE	MAX. BUILDING HEIGHT	FLOOR AREA RATIO (F.A.R.)	OPEN SPACE
	44	2	11	8.5' x 20' 8.5' x 18' 8' x 22'	1	17' 23' 40'	23' 40'	0.50 (MAX)	8,010 SF (15% OF GROSS AREA)
									11,538± SF (22%)
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE GENERAL DEVELOPMENT PLAN/SPECIAL EXCEPTION AREA.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 89 OF 150" COMMUNITY PANEL NO. 515525 0089 D, MAP REVISED 3/5/90.
- NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THIS SITE.
- NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
- THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED ABOVE.
- A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
- STORMWATER MANAGEMENT/BMP FACILITIES ARE REQUIRED BECAUSE THERE IS AN INCREASE IN POST-DEVELOPMENT RUNOFF. HOWEVER, NO ADVERSE EFFECTS DOWNSTREAM OF THE PROPOSED DEVELOPMENT AREA ARE ANTICIPATED. SEE SHEET 5 FOR SWM/BMP PLANS AND DETAILS.
- THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION. PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.
- SIGNS WILL BE INSTALLED UNDER SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
- TRASH WILL BE STORED IN THE TRASH DUMPSTER AS DEPICTED ON THIS PLAN. THE FINAL LOCATION OF THE DUMPSTER SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN, BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED. DUMPSTER PAD SHALL BE FULLY ENCLOSED.
- SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE. LOCATIONS OF LIGHTING TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
- PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- THERE ARE NO KNOWN WELLS ON THE SITE.
- DEVELOPMENT IS SCHEDULED TO COMMENCE ONCE SITE PLAN APPROVAL IS OBTAINED AND WILL CONTINUE IN ACCORDANCE WITH PHASING PLAN.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THE SITE. THE PROPOSED DEVELOPMENT SHALL NOT GENERATE ANY HAZARDOUS MATERIALS.
- THE ADJACENT PROPERTIES SHALL NOT BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT.
- EXISTING SERVICE CONNECTIONS SHALL BE UTILIZED TO THE GREATEST EXTENT POSSIBLE FOR WATER, GAS, AND SANITARY SEWER. FINAL DESIGN TO BE COMPLETED AT THE TIME OF FINAL SITE PLAN. OVERHEAD UTILITIES, PHONE (CABLE) TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
- A 5' SIDEWALK (PER THE COMPREHENSIVE PLAN) IS CURRENTLY PROVIDED ALONG THE RTE. 236 AND BEAUREGARD FRONTAGE. NO ADDITIONAL SIDEWALK IMPROVEMENT IS ANTICIPATED AS PART OF THE GENERAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAN.
- FINAL LOCATION OF FUTURE INTERPARCEL ACCESS TO BE DETERMINED. FINAL LOCATION REQUIRES MUTUAL AGREEMENT BY ALL PARTIES.

REV	DATE	DESCRIPTION
1	4/10/09	REVISED PER COUNTY COMMENTS
2	7/30/09	REVISED PER COUNTY COMMENTS
3	8/26/09	REVISED PER COUNTY COMMENTS
4	9/22/09	REVISED PER COUNTY COMMENTS

FINAL PLAN SIGNATURES

P.M.	C.C.	O/O
------	------	-----

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PLAN APPROVALS	DATE	BY
SIGNATURE (2 REQUIRED)		
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

STATUS: PRELIMINARY
DATE: 12/17/08
BY: AB

PLAN CHECKED: AS-BUILT

REGIONAL DWG. NO: S075035
PLAN DESCRIPTION: SPECIAL EXCEPTION PLAT

CAD FILE: S075035SE4

"BEAUREGARD ST."
L/C# 045-0014

PLAN SCALE: 1" = 20'
STREET ADDRESS
6302 LITTLE RIVER TURNPIKE

CITY	STATE	DATE	BY
ALEXANDRIA	VA	12/17/08	AB
COUNTY	PLAN CHECKED	DATE	BY
FAIRFAX COUNTY	AS-BUILT		

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

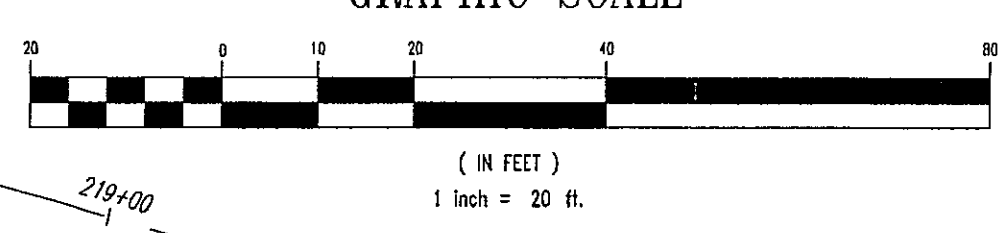
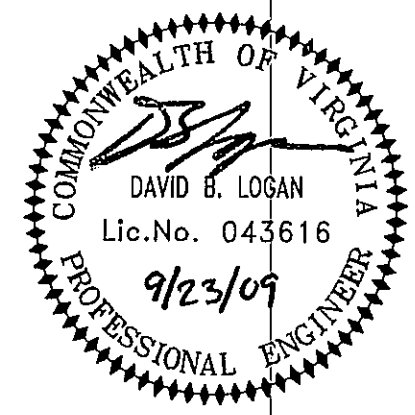
ENVIRONMENTAL ENGINEERS

LANDSCAPE ARCHITECTS

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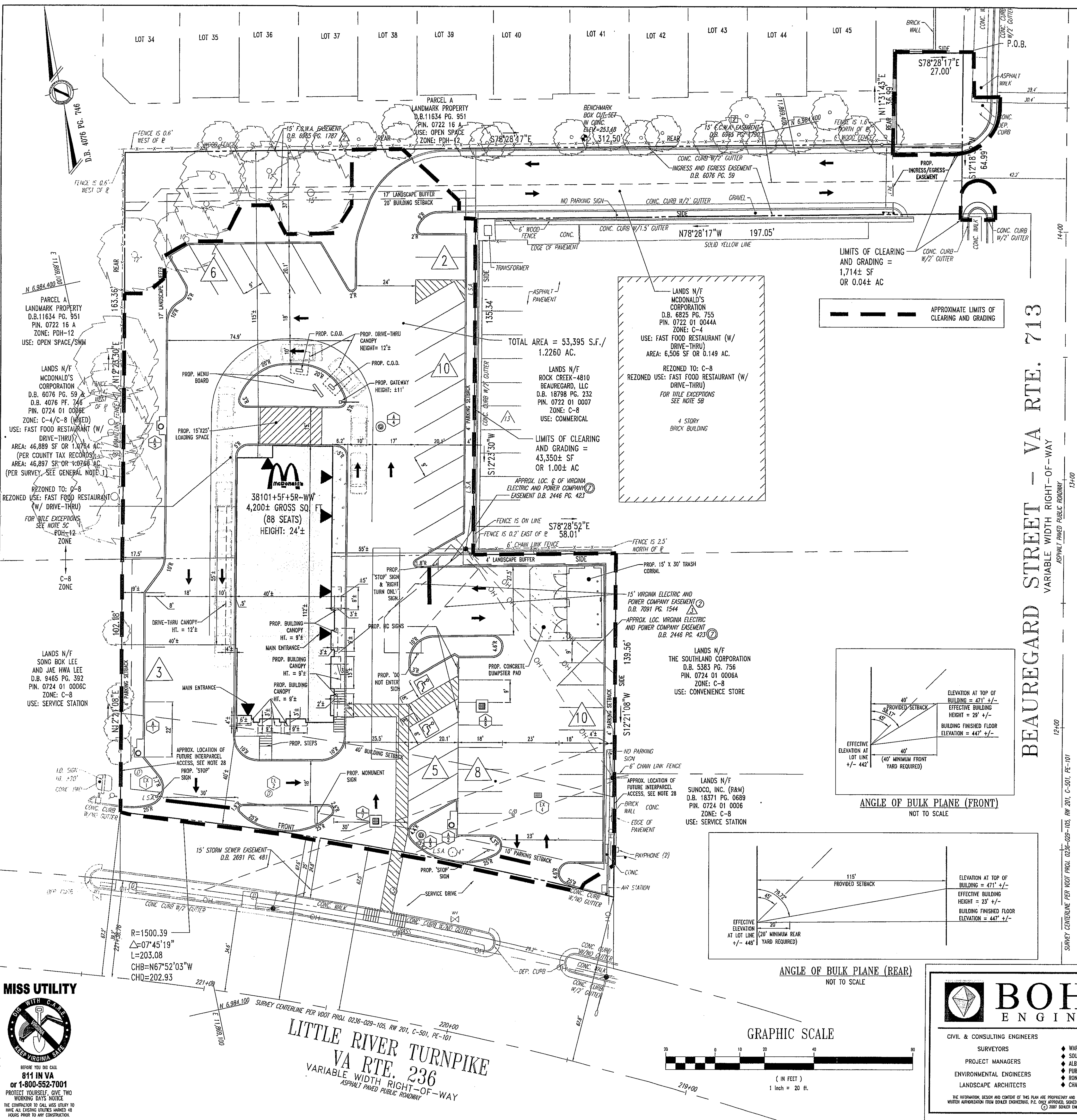


MISS UTILITY

811 IN VA
or 1-800-552-7001

PROTECT YOURSELF. GIVE TWO WORKING DAYS NOTICE.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.



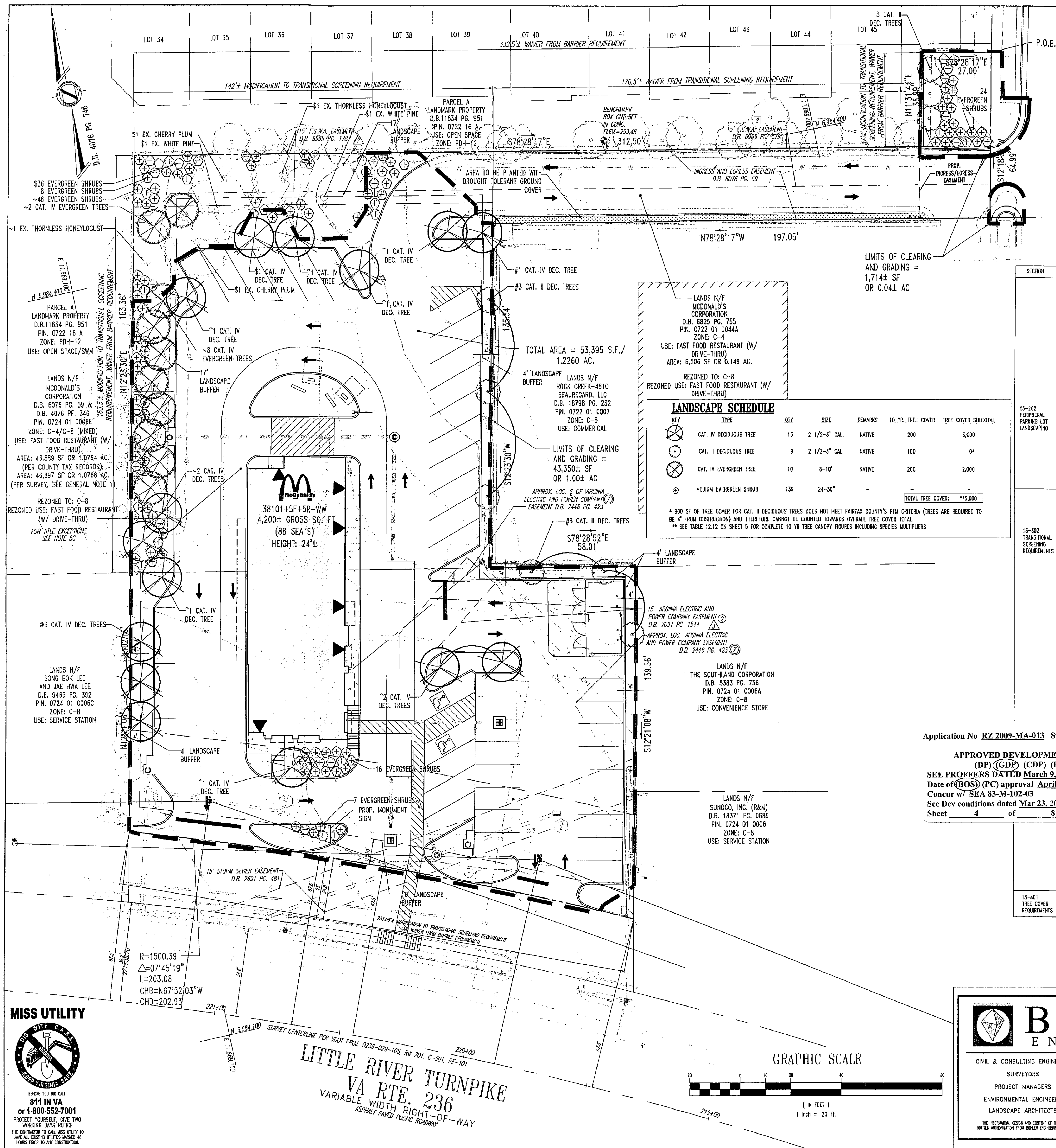


TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED:	29,085 S.F.
INTERIOR LANDSCAPING REQUIRED (5%):	1,454 S.F.
TOTAL SHADE TREE CANOPY PROVIDED:	8 TREES @ 200 S.F. EACH = 1,600 S.F.
TOTAL AREA REQUIRED =	1,454 S.F.
TOTAL AREA PROVIDED =	1,600 S.F.

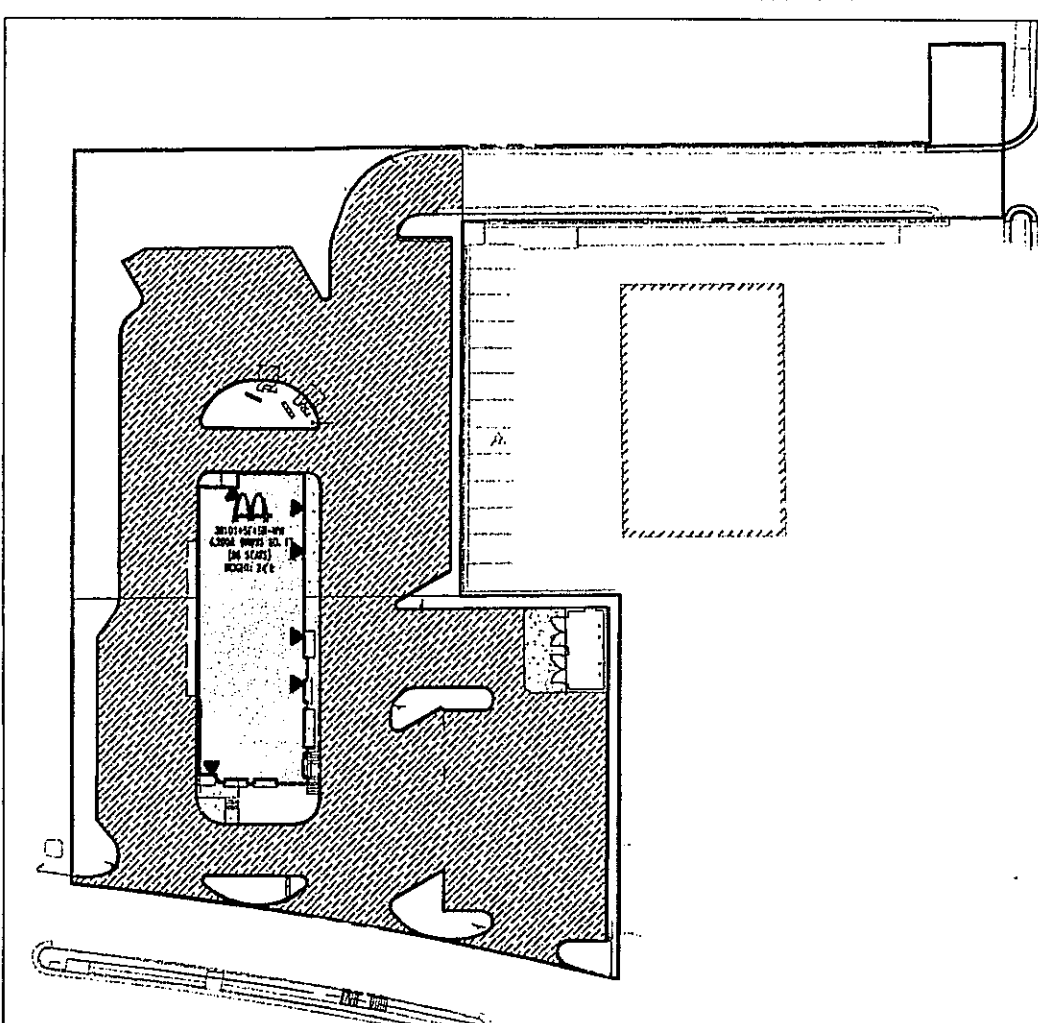
COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
12-0513 INTERIOR PARKING LOT LANDSCAPING	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY SECTION 301 AND 302, THEN PERIPHERAL PARKING LOT LANDSCAPING SHALL BE REQUIRED AS FOLLOWS: 1. WHEN A PROPERTY LINE ADJUTS LAND NOT IN THE R.O.W. OF A STREET: A. A LANDSCAPING STRIP FOUR FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ADJUTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE TREE SHALL BE PLANTED FOR EACH FIFTY FEET WITHIN THE LANDSCAPING STRIP. 2. WHERE A PROPERTY LINE ADJUTS THE R.O.W. OF A STREET: A. A LANDSCAPING STRIP 10' IN WIDTH, WHICH SHALL INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. B. AT LEAST ONE TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP. C. TRANSITIONAL SCREENING SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 50 FEET WIDE PLANTED WITH: 1.) A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER. 2.) A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN TREE; AND 3.) A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA.	PROPOSED USE: DRIVE-THRU RESTAURANT REQUIRED: 4" LANDSCAPE BUFFER ALONG PROPERTY LINE, ONE (1) TREE PER 50 LINEAR FEET. WEST PROPERTY LINE - 265 LF/50 = 5.3 OR 5 EAST PROPERTY LINE - 335 LF/50 = 6.7 OR 7 PROVIDED: WEST PROPERTY LINE - 5 TREES "9" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT EAST PROPERTY LINE - 7 TREES "8" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	COMPLIES
13-202 PERIPHERAL PARKING LOT LANDSCAPING	2. WHERE A PROPERTY LINE ADJUTS THE R.O.W. OF A STREET: A. A LANDSCAPING STRIP 10' IN WIDTH, WHICH SHALL INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. B. AT LEAST ONE TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP. C. TRANSITIONAL SCREENING SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 50 FEET WIDE PLANTED WITH: 1.) A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER. 2.) A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN TREE; AND 3.) A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA.	REQUIRED: 10" BUFFER ALONG R.O.W.'S, ONE (1) TREE PER 40 LINEAR FEET. LITTLE RIVER TURNPIKE - 108/40 = 2.7 OR 3 TREES PROVIDED: LITTLE RIVER TURNPIKE - 0 TREES DUE TO VARIOUS SITE CONSTRAINTS SUCH AS SIGHT DISTANCE EASEMENTS AND UTILITY EASEMENTS, TREES CAN NOT BE PLACED ALONG LITTLE RIVER TURNPIKE IN THE LANDSCAPING STRIP. REQUIRED: SCREENING 1. BARRIER E - 7 FT. HIGH ARCHITECTURAL BLOCK WALL NORTH PROPERTY - 120 LF. 120 X 50 = 6,000 X .75 (REQ. CANOPY) = 4,500 SF 4,500 X .66 (2/3 REDUCTION) = 2,970 SF 2,970 SF OF TREE CANOPY REQUIRED 36 REQUIRED EVERGREEN SHRUBS PROVIDED: 840 SF OF EXISTING TREE CANOPY CONSISTING OF 1 WHITE PINE & 1 CHERRY PLUM 200 SF OF PROPOSED TREE CANOPY 1,040 SF TOTAL CANOPY PROVIDED 36 EVERGREEN SHRUBS DUE TO THE PRESENCE OF THE 15' F.C.W.A. EASEMENT AND THE EXISTING VEGETATION THE REQUIRED PLANT MATERIAL CANNOT BE PROVIDED AND THEREFORE A WAIVER/MODIFICATION FOR A REDUCTION IN THE PLANT MATERIAL IS REQUESTED. IN CONSULTATION WITH ADJUTING HOMEOWNERS ASSOCIATION, IT WAS AGREED THAT THE PROPOSED LANDSCAPING AND EXISTING FENCE WOULD SCREEN SUFFICIENTLY AND SERVE THE INTENT OF THE REQUIRED WALL, THEREFORE NO WALL IS PROVIDED. "9" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT WEST PROPERTY - 160 LF. 160 X 50 = 8,000 X .75 (REQ. CANOPY) = 6,000 SF 6,000 X .66 (2/3 REDUCTION) = 3,960 SF 3,960 SF OF TREE CANOPY REQUIRED 48 REQUIRED EVERGREEN SHRUBS PROVIDED: 711 SF OF EXISTING TREE CANOPY CONSISTING OF 1 THORNLESS HONEYLOCUST 2,400 SF OF PROPOSED TREE CANOPY 5,111 SF TOTAL CANOPY PROVIDED 48 EVERGREEN SHRUBS DUE TO THE PRESENCE OF THE 15' F.C.W.A. EASEMENT AND THE EXISTING VEGETATION THE REQUIRED PLANT MATERIAL CANNOT BE PROVIDED AND THEREFORE A WAIVER/MODIFICATION FOR A REDUCTION IN THE PLANT MATERIAL IS REQUESTED. IN CONSULTATION WITH ADJUTING HOMEOWNERS ASSOCIATION, IT WAS AGREED THAT THE PROPOSED LANDSCAPING AND EXISTING FENCE WOULD SCREEN SUFFICIENTLY AND SERVE THE INTENT OF THE REQUIRED WALL, THEREFORE NO WALL IS PROVIDED. "9" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	COMPLIES
13-202 TRANSITIONAL SCREENING REQUIREMENTS	2. WHERE A PROPERTY LINE ADJUTS THE R.O.W. OF A STREET: A. A LANDSCAPING STRIP 10' IN WIDTH, WHICH SHALL INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. B. AT LEAST ONE TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP. C. TRANSITIONAL SCREENING SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 50 FEET WIDE PLANTED WITH: 1.) A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER. 2.) A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN TREE; AND 3.) A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA.	REQUIRED: 10" BUFFER ALONG R.O.W.'S, ONE (1) TREE PER 40 LINEAR FEET. LITTLE RIVER TURNPIKE - 108/40 = 2.7 OR 3 TREES PROVIDED: LITTLE RIVER TURNPIKE - 0 TREES DUE TO VARIOUS SITE CONSTRAINTS SUCH AS SIGHT DISTANCE EASEMENTS AND UTILITY EASEMENTS, TREES CAN NOT BE PLACED ALONG LITTLE RIVER TURNPIKE IN THE LANDSCAPING STRIP. REQUIRED: SCREENING 1. BARRIER E - 7 FT. HIGH ARCHITECTURAL BLOCK WALL NORTH PROPERTY - 120 LF. 120 X 50 = 6,000 X .75 (REQ. CANOPY) = 4,500 SF 4,500 X .66 (2/3 REDUCTION) = 2,970 SF 2,970 SF OF TREE CANOPY REQUIRED 36 REQUIRED EVERGREEN SHRUBS PROVIDED: 840 SF OF EXISTING TREE CANOPY CONSISTING OF 1 WHITE PINE & 1 CHERRY PLUM 200 SF OF PROPOSED TREE CANOPY 1,040 SF TOTAL CANOPY PROVIDED 36 EVERGREEN SHRUBS DUE TO THE PRESENCE OF THE 15' F.C.W.A. EASEMENT AND THE EXISTING VEGETATION THE REQUIRED PLANT MATERIAL CANNOT BE PROVIDED AND THEREFORE A WAIVER/MODIFICATION FOR A REDUCTION IN THE PLANT MATERIAL IS REQUESTED. IN CONSULTATION WITH ADJUTING HOMEOWNERS ASSOCIATION, IT WAS AGREED THAT THE PROPOSED LANDSCAPING AND EXISTING FENCE WOULD SCREEN SUFFICIENTLY AND SERVE THE INTENT OF THE REQUIRED WALL, THEREFORE NO WALL IS PROVIDED. "9" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	COMPLIES
13-401 TREE COVER REQUIREMENTS	ZONING DISTRICT: COMMERCIAL SITE SHALL HAVE 10% COVERAGE OF TREE CANOPY	SEE TREE COVER CALCULATIONS CHART ON SHEET 5	COMPLIES

COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
12-0513 INTERIOR PARKING LOT LANDSCAPING	12-0513.1 REQUIREMENT AS STATED IN ARTICLE 13 OF THE ZONING ORDINANCE, ALL PARKING LOTS WITH 20 OR MORE SPACES ARE REQUIRED TO PROVIDE INTERIOR PARKING LOT LANDSCAPING THAT COVERS NO LESS THAN 5% OF THE TOTAL AREA OF THE PARKING LOT.	SEE TABLE 12.13 ON THIS SHEET *** INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	COMPLIES
12-0514.4 TREE COVER CALCULATIONS	ALL REQUIRED CALCULATIONS FOR TREE COVER SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET IN A TABLE SIMILAR TO TABLE 12.12.	SEE TREE COVER CALCULATIONS CHART ON SHEET 5	COMPLIES
12-0514.6A EASEMENTS	THE LANDSCAPE PLAN SHALL SHOW ALL EXISTING AND PROPOSED EASEMENTS THAT MAY CONFLICT WITH THE TREE PLANTING REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE.	ALL EASEMENTS ARE DEPICTED ON THE PLAN	COMPLIES
12-0514.6B EASEMENTS	TREES SHALL NOT BE PLANTED WITHIN ANY EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT THAT IS REQUIRED TO BE DELETED ON THE PLAN, OR WITHIN 5' (1.5 M) OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES. IN ADDITION, TREES SHALL NOT BE PLANTED IN AN AREA WHICH WILL INTERFERE WITH EXISTING OR PROPOSED UTILITIES OR OBSTRUCT OR INTERFERE WITH ACCESS OF MAINTENANCE PERSONNEL OR EQUIPMENT, AS DETERMINED BY THE DIRECTOR, EXCEPT AS MAY BE ALLOWED IN ACCORDANCE WITH SECTION 12-0514.6C.	NO TREES ARE PROPOSED WITHIN EASEMENTS OR WITHIN 5' OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES	COMPLIES
12-0514.6C EASEMENTS	PROPOSED PLANTINGS IN VDOT RIGHTS-OF-WAY SHALL NOT BE CREDITED TOWARD MEETING THE REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, EXCEPT AS MAY BE PERMITTED IN COMMERCIAL REVITALIZATION DISTRICT.	NO TREES PROPOSED WITHIN THE VDOT RIGHT-OF-WAY	COMPLIES

INTERIOR PARKING LOT CALCULATIONS



PARKING LOT AREA TO BE COUNTED (29,085 S.F.)

SEE SHEET 5 FOR TABLE 12.3 (TREE PRESERVATION TARGET CALCULATIONS) AND TABLE 12.12 (TEN YEAR TREE CANOPY CALCULATION WORKSHEET)

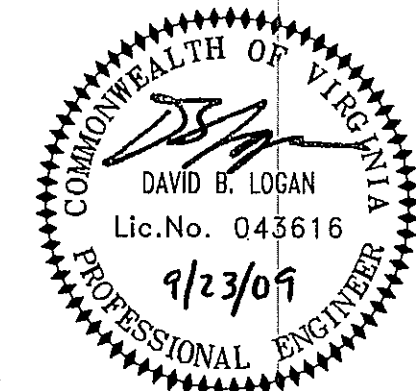
Application No **RZ 2009-MA-013** Staff Demanche
APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED **March 9, 2010**
Date of (BOS) (PC) approval **April 27, 2010**
Concur w/ SEA 83-M-102-03
See Dev conditions dated **Mar 23, 2010**
Sheet **4** of **8**

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PLAN SCALE: 1" = 20'
STREET ADDRESS
6302 LITTLE RIVER TURNPIKE
CITY
ALEXANDRIA
STATE
VA
COUNTY
FAIRFAX COUNTY
REGIONAL DWG. NO.
S075035
PLAN DESCRIPTION
LANDSCAPE PLAN
CAD FILE: S075035SE4

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COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
12-0513 INTERIOR PARKING LOT LANDSCAPING	12-0513.1 REQUIREMENT AS STATED IN ARTICLE 13 OF THE ZONING ORDINANCE, ALL PARKING LOTS WITH 20 OR MORE SPACES ARE REQUIRED TO PROVIDE INTERIOR PARKING LOT LANDSCAPING THAT COVERS NO LESS THAN 5% OF THE TOTAL AREA OF THE PARKING LOT.	SEE TABLE 12.13 ON THIS SHEET *** INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	COMPLIES
12-0514.4 TREE COVER CALCULATIONS	ALL REQUIRED CALCULATIONS FOR TREE COVER SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET IN A TABLE SIMILAR TO TABLE 12.12.	SEE TREE COVER CALCULATIONS CHART ON SHEET 5	COMPLIES
12-0514.6A EASEMENTS	THE LANDSCAPE PLAN SHALL SHOW ALL EXISTING AND PROPOSED EASEMENTS THAT MAY CONFLICT WITH THE TREE PLANTING REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE.	ALL EASEMENTS ARE DEPICTED ON THE PLAN	COMPLIES
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12-0514.6C EASEMENTS	PROPOSED PLANTINGS IN VDOT RIGHTS-OF-WAY SHALL NOT BE CREDITED TOWARD MEETING THE REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, EXCEPT AS MAY BE PERMITTED IN COMMERCIAL REVITALIZATION DISTRICT.	NO TREES PROPOSED WITHIN THE VDOT RIGHT-OF-WAY	COMPLIES

FINAL PLAN SIGNATURES

DATE: 4/10/09
REV: 1
P.M.
C.C.
O/O

PLAN APPROVALS

REGIONAL MGR. DATE: 4/10/09
CONSTR. MGR. DATE: 7/20/09
OPERATIONS DEPT. DATE: 8/26/09
REAL ESTATE DEPT. DATE: 9/22/09

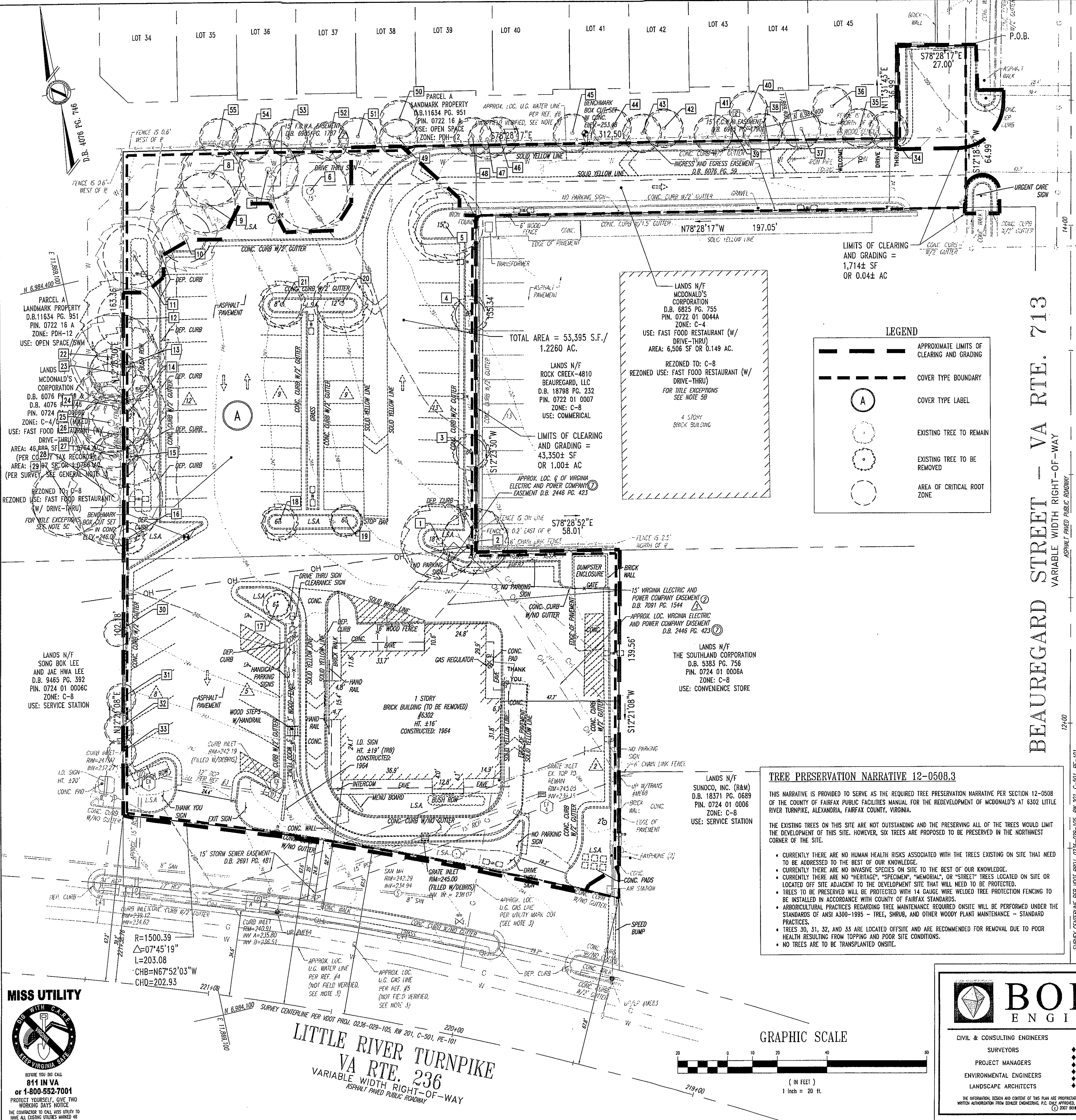
CO-SIGN SIGNATURES

CONTRACTOR: DATE: 12/17/08
OWNER: DATE: 12/17/08

STATUS: PRELIMINARY
PLAN CHECKED: AS-BUILT

BY: AB

\\07-McDonal...\\073035\\CAD\\Special Exception\\S075035SE.dwg, 9/23/2009 2:07:17 PM, ben.svelin



EVM - 6302 Little River Turnpike - Prepared by Bohler Engineering

TABLE 1. COVER TYPE SUMMARY TABLE - FAIRFAX COUNTY, VA					
AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	COMMENTS
A	DEVELOPED LAND	PINES, PEAR TREES, HONEYLOCUST AND CHERRY PLUM TREES	N/A	1,226 AC.	SEE CONDITION
TOTAL ACREAGE: 1,226 ACRES					
Condition Description: EXISTING BLOCK BUILDING WITH ASPHALT PARKING LOT, SHRUBS CLOSE TO BUILDING AND IN PARKING ISLANDS.					
Cover Type A: NOTE: SEE FIGURE 1.0 FOR LIST OF INDIVIDUAL SPECIES WITHIN AREA					

FIGURE 1.0 - EXISTING INDIVIDUAL TREE SPECIES					
KEY	COMMON NAME	SIZE	CONDITION	COMMENTS	
1	ARISTOCAT PEAR	18" CAL.	GOOD		
2	LINDEN	15" CAL.	FAIR		
3	THORNLESS HONEYLOCUST	6" CAL.	POOR		
4	THORNLESS HONEYLOCUST	6" CAL.	POOR		
5	ARISTOCAT PEAR	15" CAL.	GOOD		
6	WHITE PINE	15" CAL.	GOOD		
7	THORNLESS HONEYLOCUST	12" CAL.	FAIR		
8	CHERRY PLUM	12" CAL. (EST.)	GOOD		
9	WHITE PINE	12" CAL.	GOOD		
10	CHERRY PLUM	10" CAL.	GOOD		
11	THORNLESS HONEYLOCUST	12" CAL.	GOOD		
12	WHITE PINE	12" CAL.	FAIR		
13	WHITE PINE	12" CAL.	GOOD		
14	WHITE PINE	12" CAL.	GOOD		
15	WHITE PINE	12" CAL.	POOR		
16	LEYLAND CYPRESS	4" CAL.	GOOD		
17	JAPANESE MAPLE TOPIARY	6" CAL.	GOOD		
18	ARISTOCAT PEAR	6" CAL.	GOOD		
19	ARISTOCAT PEAR	6" CAL.	GOOD		
20	ARISTOCAT PEAR	12" CAL.	GOOD		
21	ARISTOCAT PEAR	8" CAL.	GOOD		
22	BLACK LOCUST	24" CAL. (EST.)	GOOD		
23	BRADFORD PEAR	8" CAL. (EST.)	GOOD		
24	BLACK LOCUST	12" CAL. (EST.)	GOOD		
25	BLACK LOCUST	10" CAL. (EST.)	GOOD		
26	BLACK LOCUST	10" CAL. (EST.)	GOOD		
27	BRADFORD PEAR	10" CAL. (EST.)	GOOD		
28	BLACK LOCUST	12" CAL. (EST.)	GOOD		
29	BLACK LOCUST	22" CAL. (EST.)	GOOD		
30	PINE	10" CAL. (EST.)	POOR	TOPPED	
31	PINE	12" CAL. (EST.)	POOR	TOPPED	
32	PINE	10" CAL. (EST.)	POOR	TOPPED	
33	PINE	8" CAL. (EST.)	POOR	TOPPED	
34	SPRUCE	8" CAL. (EST.)	GOOD		
35	BLACK PINE	7" CAL. (EST.)	GOOD		
36	BLACK PINE	12" CAL. (EST.)	GOOD		
37	BLACK PINE	8" CAL. (EST.)	GOOD		
38	SHORT LEAF PINE	8" CAL. (EST.)	GOOD		
39	LONDON PLANETREE	8" CAL. (EST.)	GOOD		
40	SHORT LEAF PINE	8" CAL. (EST.)	GOOD		
41	SHORT LEAF PINE	8" CAL. (EST.)	GOOD		
42	BLACK PINE	7" CAL. (EST.)	GOOD		
43	BLACK PINE	8" CAL. (EST.)	GOOD		
44	BLACK PINE	9" CAL. (EST.)	GOOD		
45	BLACK PINE	8" CAL. (EST.)	GOOD		
46	LEYLAND CYPRESS	8" CAL. (EST.)	GOOD		
47	LEYLAND CYPRESS	8" CAL. (EST.)	GOOD		
48	LEYLAND CYPRESS	8" CAL. (EST.)	GOOD		
49	LEYLAND CYPRESS	8" CAL. (EST.)	GOOD		
50	LONDON PLANETREE	9" CAL. (EST.)	GOOD		
51	LEYLAND CYPRESS	8" CAL. (EST.)	GOOD		
52	LEYLAND CYPRESS	8" CAL. (EST.)	GOOD		
53	LONDON PLANETREE	8" CAL. (EST.)	GOOD		
54	LEYLAND CYPRESS	8" CAL. (EST.)	GOOD		
55	SPRUCE	8" CAL. (EST.)	GOOD		

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	7,926 S.F.
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	14.9 %
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4) =	10 %
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	14.9 %
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	26.8 %
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES

IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN SECTION 12-0507.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED.

IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH SECTION 12-0507.4. PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12.

TABLE 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

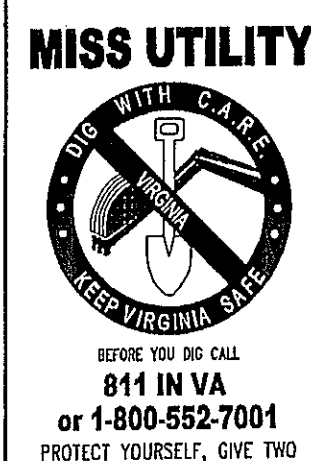
STEP		TOTALS
A. TREE PRESERVATION TARGET AND STATEMENT		
B. TREE CANOPY REQUIREMENT		
C. TREE PRESERVATION		
D. TREE PLANTING		
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		

TREE PRESERVATION NARRATIVE 12-0508.3

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-0508 OF THE COUNTY OF FAIRFAX PUBLIC FACILITIES MANUAL FOR THE REDEVELOPMENT OF McDONALD'S AT 6302 LITTLE RIVER TURNPIKE, ALEXANDRIA, FAIRFAX COUNTY, VIRGINIA.

THE EXISTING TREES ON THIS SITE ARE NOT OUTSTANDING AND THE PRESERVING ALL OF THE TREES WOULD LIMIT THE DEVELOPMENT OF THIS SITE. HOWEVER, SIX TREES ARE PROPOSED TO BE PRESERVED IN THE NORTHWEST CORNER OF THE SITE.

- CURRENTLY THERE ARE NO HUMAN HEALTH RISKS ASSOCIATED WITH THE TREES EXISTING ON SITE THAT NEED TO BE ADDRESSED TO THE BEST OF OUR KNOWLEDGE.
- CURRENTLY THERE ARE NO INVASIVE SPECIES ON SITE TO THE BEST OF OUR KNOWLEDGE.
- CURRENTLY THERE ARE NO "HERITAGE," "SPECIMEN," "MEMORIAL," OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- TREES TO BE PRESERVED WILL BE PROTECTED WITH 14 GAUGE WIRE WELDED TREE PROTECTION FENCING TO BE INSTALLED IN ACCORDANCE WITH COUNTY OF FAIRFAX STANDARDS.
- AGRICULTURAL PRACTICES REGARDING TREE MAINTENANCE REQUIRED ON SITE WILL BE PERFORMED UNDER THE STANDARDS OF ANSI A300-1995 - TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES.
- TREES 30, 31, 32, AND 33 ARE LOCATED OFFSITE AND ARE RECOMMENDED FOR REMOVAL DUE TO POOR HEALTH RESULTING FROM TOPPING AND POOR SITE CONDITIONS.
- NO TREES ARE TO BE TRANSPLANTED ON SITE.

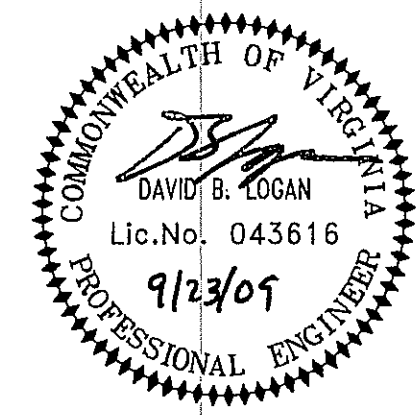


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Application No **RZ 2009-MA-013** Staff **Demanche**

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 9, 2010
Date of (BOS) (PC) approval April 27, 2010
Concur w/ SEA 83-M-102-03
See Dev conditions dated Mar 23, 2010
Sheet **5** of **8**

"BEAUREGARD ST."
L/C# 045-0014

PLAN SCALE: 1" = 20'

STREET ADDRESS
6302 LITTLE RIVER TURNPIKE

CITY ALEXANDRIA	STATE VA
COUNTY FAIRFAX COUNTY	
REGIONAL DWG. NO. S075035	PLAN DESCRIPTION EXISTING VEGETATION MAP
CAD FILE: S075035SE4	

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6800 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817

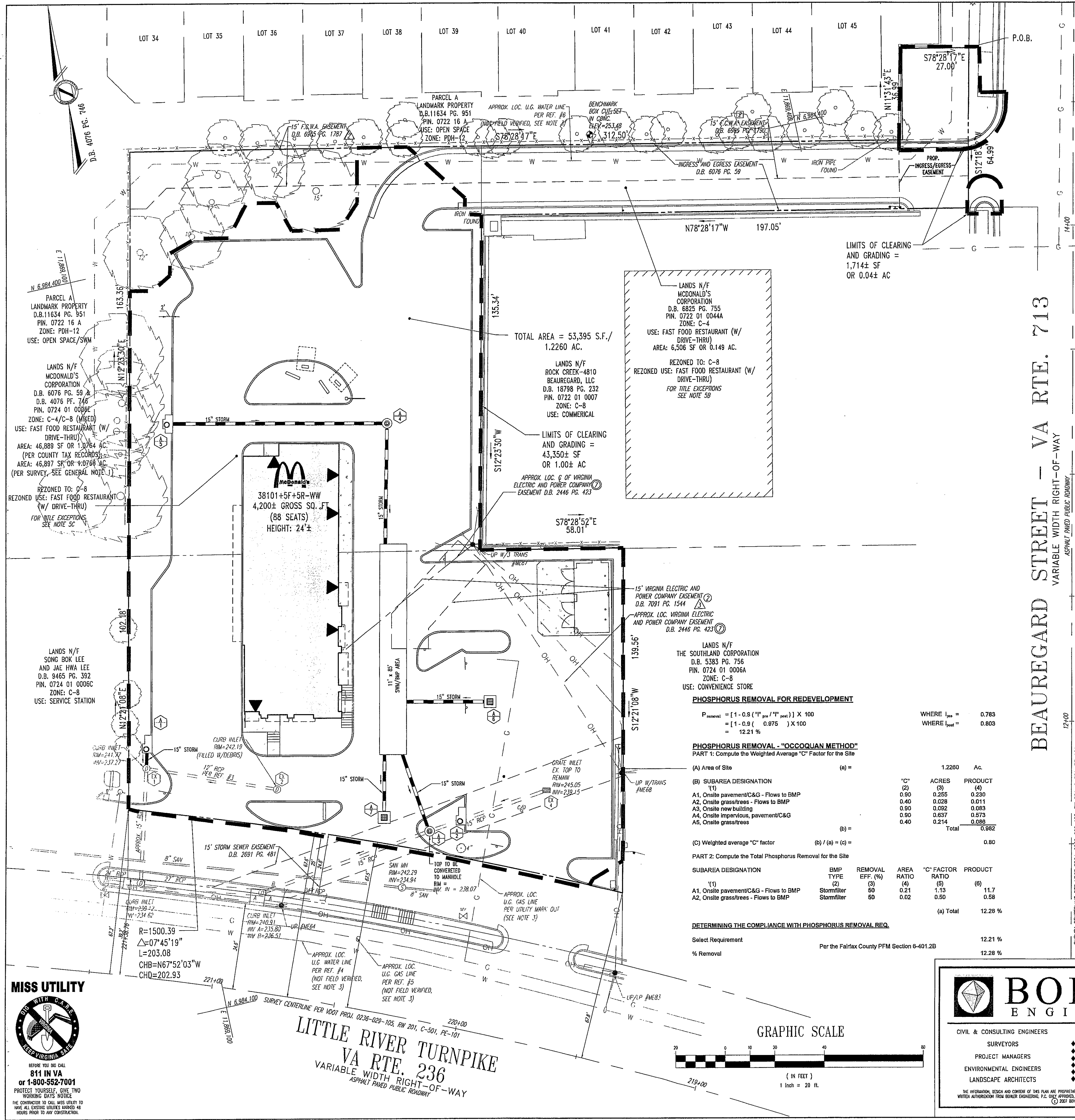
OFFICE ADDRESS

PLAN APPROVALS		CO-SIGN SIGNATURES	
REGIONAL MGR.	DATE	REGIONAL MGR.	DATE
CONST. MGR.		CONST. MGR.	
OPERATIONS DEPT.		OPERATIONS DEPT.	
REAL ESTATE DEPT.		REAL ESTATE DEPT.	
CONTRACTOR		CONTRACTOR	
OWNER		OWNER	

STATUS: PRELIMINARY
DATE: 12/17/08
BY: AB

PLAN CHECKED: AS-BUILT

5 OF 8



SWM NARRATIVE

IN THE PRE-DEVELOPMENT CONDITION DURING THE 10-YEAR STORM EVENT, APPROXIMATELY 2.59 CFS OF THE 7.04 CFS FROM THE SITE (THE NORTHERN PORTION OF THE SITE) IS COLLECTED THROUGH EXISTING CURB CUTS. IT THEN FLOWS THROUGH AN EXISTING 2" STONE ENERGY DISSIPATOR BEFORE SHEET FLOWING IN A WESTERLY DIRECTION TO THE ADJACENT SWM FACILITY. IT PASSES THE EXISTING SWM FACILITY AND IS DISCHARGED THROUGH AN ADEQUATE STORM PIPE SYSTEM. IT IS NOT ANTICIPATED THAT THIS WILL INCREASE IN THE POST DEVELOPMENT CONDITION. THE REMAINDER OF THE SITE (THE SOUTHERN PORTION OF THE SITE) IS COLLECTED THROUGH 4 EXISTING STORM STRUCTURES - TWO (2) 01-3C INLETS AND TWO (2) STORM GRATES. THESE STRUCTURES DRAIN WESTERLY THROUGH AN EXISTING STORM SYSTEM DRAINING THE FRONTAGE OF ROUTE 236 (SEE ADEQUATE OUTFALL NARRATIVE). IN ORDER TO MAINTAIN THE CURRENT LEVEL OF DISCHARGE FROM THE SITE, STORM INLETS WILL COLLECT THE RAINFALL AND ROUTE IT INTO A PROPOSED UNDERGROUND DETENTION FACILITY, WHERE THE RUNOFF WILL BE DETAINED SO AS TO MATCH EXISTING DISCHARGE RATES. THE UNDERGROUND DETENTION FACILITY WILL DISCHARGE TO ONSITE STORM INLETS AND WILL BE CONVEYED THROUGH THE SAME STORM SEWER SYSTEM. DURING THE 10-YR STORM EVENT, APPROXIMATELY 1.80 CFS FROM THE SITE WILL BE COLLECTED INTO THE UNDERGROUND DETENTION FACILITY. THE REMAINDER OF THE SITE WILL BE COLLECTED BY THE PROPOSED STORM STRUCTURES AND WILL BE CONVEYED THROUGH THE EXISTING 12" AND 15" AND PROPOSED EXTENSIONS TO THE STORM SEWER PIPES. AT NO TIME DURING THE 10-YR STORM EVENT WILL THE DISCHARGE FROM THE SITE MEET OR EXCEED EXISTING SITE CONDITIONS.

BMP NARRATIVE/PHOSPHOROUS REMOVAL REQUIREMENT

THE PROPOSED PROJECT IS CONSIDERED REDEVELOPMENT IN FAIRFAX COUNTY PER FAIRFAX COUNTY PFM SECTION 6-401.2B. THE REQUIRED PHOSPHOROUS REMOVAL IS DETERMINED BY THE FORMULA BELOW: % REMOVAL = $[1 - 0.9 \cdot (1 - \text{PRE} / 1 - \text{POST})] \times 100$

IN GENERAL, 10% PHOSPHOROUS REMOVAL FROM THE EXISTING CONDITION MUST BE PROVIDED BY THE REDEVELOPMENT. THE IMPERVIOUS COVERAGE IN THE PRE-DEVELOPMENT CONDITION IS APPROXIMATELY 78.3% AND THE IMPERVIOUS COVERAGE IN THE POST-DEVELOPMENT CONDITION IS APPROXIMATELY 80.3%. THE PROPOSED UNDERGROUND DETENTION FACILITY TREATS APPROXIMATELY 22% OF THE SITE IMPERVIOUS COVERAGE. IN ACCORDANCE WITH AFOREMENTIONED PFM SECTION, THE PROPOSED BMP FACILITY PROVIDES 13.7% PHOSPHOROUS REMOVAL (SEE CALCULATIONS BELOW) WHEN ONLY 13.49% IS REQUIRED. THEREFORE, THE PROPOSED DEVELOPMENT FULFILLS THE PHOSPHOROUS REMOVAL REQUIREMENTS OF FAIRFAX COUNTY.

OUTFALL NARRATIVE

CURRENTLY, THERE IS NO STORMWATER MANAGEMENT PROVIDED DOWNSTREAM OF THIS FACILITY. THE MAJORITY OF A PORTION OF THE SITE (0.77 ACRES), ALONG WITH VARIOUS SITES AROUND IT, DRAIN DOWN THE NORTH SIDE OF EXISTING ROUTE 236. APPROXIMATELY 0.35 ACRES OF THE SITE DRAINS THROUGH CURB CUTS INTO AN EXISTING "GRAVEL DETENTION TRENCH" IN THE NORTHWEST CORNER OF THE EXISTING SITE. THE REMAINING 0.106 ACRES DRAINS TO AN EXISTING DRY POND ON THE LANDMARK PROPERTIES SITE (DUE NORTH) AND EITHER INFILTRATES INTO THE SOIL BEFORE THE POND OR BYPASSES THROUGH THE POND ITSELF WITHOUT BEING STORED. THE TWO OUTFALLS ARE EVENTUALLY COMBINED AT THE INTERSECTION OF ROUTE 236 AND SOUTHLAND AVE (ROUTE 2523). THE DRAINAGE CROSSES ROUTE 236 AT THAT POINT AND EVENTUALLY MAKES ITS WAY TO THE TURKEY COCK FLOODPLAIN. ANY ADDITIONAL RUNOFF GENERATED BY THIS PROJECT SHALL BE HANDLED THROUGH THE USE OF UNDERGROUND DETENTION, IF REQUIRED, OR THROUGH THE APPLICATION OF A WAIVER IF THE DOWNSTREAM VELOCITY INCREASES ARE SHOWN TO BE NEGLIGIBLE (I.E. LESS THAN A 1% INCREASE IN VELOCITY OR IF EXCESS VELOCITIES CAN BE DISSIPATED BY ADDITIONAL RIP RAP OR OTHER TREATMENT). IF AN UNDERGROUND FACILITY IS REQUIRED, IT WILL BE PRIVATELY OWNED AND MAINTAINED ACROSS OF THE 1.2260 ACRE EXISTING SITE, AS WELL AS THE SITE PROPOSED UNDER THIS REZONING/SPECIAL EXCEPTION, SHEET FLOWS IN A SOUTHWESTERLY DIRECTION TO ONSITE CURB AND GUTTER, WHERE IT BECOMES CONCENTRATED AND DRAINS INTO ONSITE STORM STRUCTURES. A SMALL PORTION OF DRAINAGE AREA SHEET FLOWS OFFSITE INTO A SERVICE DRIVE WHERE IT IS COLLECTED INTO EXISTING, ADEQUATE STORM STRUCTURES. THE ONSITE STORM PIPES (12") CONVERGE WITH THE SMALL AMOUNT OF OFFSITE DRAINAGE (AND A SMALL AMOUNT OF UPSTREAM DRAINAGE INCLUDING A PORTION OF ROUTE 236) INTO AN ADEQUATE EXISTING 24" CLOSED STORM SEWER SYSTEM IN THE SOUTHWEST CORNER OF THE SITE (WITHIN THE SERVICE ROAD). THE SYSTEM DRAINS IN A WESTERLY DIRECTION ALONG ROUTE 236 THROUGH EXISTING 24" RCP PIPE (WITH ADEQUATE CAPACITY DETERMINED BY THE SLOPE OF THE PIPE). THE SYSTEM CONTINUES IN A WESTERLY DIRECTION AND COLLECTS DRAINAGE FROM ROUTE 236 AS WELL AS THE ADJACENT SERVICE STATION AND RESTAURANT (THROUGH ADEQUATE STORM STRUCTURES). THE SYSTEM CONTINUES TO DRAIN THROUGH 24" RCP PIPES IN A WESTERLY DIRECTION ALONG ROUTE 236, COLLECTING MINOR DRAINAGE FROM THE SOUTHLAND VILLAGE APARTMENT COMPLEX AND A SMALL AMOUNT OF DRAINAGE FROM THE SOUTH SIDE OF ROUTE 236, DETAINING ROUTE 2523 (SOUTHLAND AVENUE), AT WHICH POINT THE SYSTEM CONVERGES WITH DRAINAGE FROM THE ENTIRE SOUTHLAND VILLAGE APARTMENT COMPLEX, AND THE LANDMARK PROPERTIES TOWN HOMES, AND THE MAJORITY OF THE DRAINAGE SHED FOR THE PLAZA AT LANDMARK. THIS POINT AT WHICH THE DRAINAGE AREA COMBINING WITH OUR SITE'S DRAINAGE IS EQUAL TO OR MORE THAN 90% OF THE SUBJECT SITE AREA (PER THE PFM SECTION 6-0203.2A) 0.35 ACRES OF THE 1.2260 ACRE EXISTING SITE, AS WELL AS THE PROPOSED SITE, SHEET FLOWS TO THE NORTHWEST SIDE OF THE PROPERTY, WHERE IT COLLECTS AND SPILLS THROUGH CURB CUTS INTO AN EXISTING "GRAVEL DRAINAGE TRENCH," WHERE IT IS THOUGHT TO INFILTRATE INTO THE SOIL AT THAT POINT. THE REMAINING 0.106 ACRES OF THE SITE DRAINS IN A NORTHWESTERLY DIRECTION TO THE EXISTING STORMWATER MANAGEMENT POND ON THE ADJACENT LANDMARK PROPERTY. IT IS BELIEVED THAT THE DRAINAGE ASSOCIATED FROM THE SUBJECT SITE DRAINS THROUGH THE POND WITHOUT BEING STORED WITHIN THE POND. THE EXISTING POND OUTFALLS TO THE NORTHWEST INTO THE SOUTHLAND VILLAGE APARTMENT COMPLEX. THE DRAINAGE CONTINUES IN A WESTERLY DIRECTION THROUGH THE COMPLEX (ALONG KING LOUIS DR.), CONTINUING TO PICK UP DRAINAGE FROM THE COMPLEX. AT THE INTERSECTION OF KING LOUIS DRIVE AND ROUTE 2523 (SOUTHLAND AVENUE), THE DRAINAGE MAKES A 90 DEGREE TURN TO THE SOUTH WHERE IT PICKS UP DRAINAGE FROM SOUTHLAND AVENUE. IT CONTINUES IN A SOUTHERLY DIRECTION TOWARD THE SOUTHLAND VILLAGE APARTMENT COMPLEX AND THE SOUTHLAND VILLAGE APARTMENT COMPLEX UNTIL THE INTERSECTION OF SOUTHLAND AVE. AND ROUTE 236. THIS IS THE POINT AT WHICH THE DRAINAGE AREA COMBINING WITH THE SUBJECT SITE'S DRAINAGE IS EQUAL TO OR MORE THAN 90% OF THE SUBJECT SITE AREA (PER THE PFM SECTION 6-0203.2A). AFTER THE DRAINAGE COMBINES ON THE NORTH SIDE OF ROUTE 236, IT CROSSES ROUTE 236 IN A SOUTHWESTERLY DIRECTION THROUGH AN ADEQUATE 48" RCP PIPE. AT THE FIRST STRUCTURE, THE NORTH SIDE OF 236 COMBINED DRAINAGE COMBINES WITH THE SOUTH SIDE OF 236 DRAINAGE (INCLUDING A PORTION OF THE VIRGINIA VILLAGE APARTMENTS, LINCOLN MEWS, LINCOLN PARK AND PORTIONS OF BRIGHTON SQUARE). THIS IS THE POINT WHERE THE DRAINAGE AREA BECOMES 100 TIMES THE AREA OF OUR SITE, OR AT LEAST 122.6 ACRES. THE SYSTEM MAINTAINS ITS ADEQUACY AS IT TURNS BACK TO THE EAST AND FLOWS IN AS EASTERLY DIRECTION THROUGH AN ADEQUATE RCP PIPE. THE SYSTEM TAKES ON ADDITIONAL DRAINAGE FROM THE SOUTH SIDE OF ROUTE 236 AND AN ADDITIONAL PORTION OF THE VIRGINIA VILLAGE APARTMENTS BEFORE TURNING SOUTH THEN BACK DUE WEST BEFORE OUTFALLING (OVER GROUTED RIP RAP) INTO THE EXISTING TURKEY COCK CREEK FLOODPLAIN.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011.21 & 21.2)	Special Exceptions (8-011.21 & 21.2)
Cluster Subdivision (8-015.10 & 10.1)	Commercial Reutilization Districts (8-022.24 (12) & (14))
Development Plans PRC District (16-302.3 & 4.1)	PRC Plan (16-303.1E & 1O)
FDP P Districts (except PRC) (16-502.1F & 1Q)	Amendments (18-202.10F & 10)

1. A plan is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access ramps, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 5.

3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cu ft)	Height (ft)	If pond, dam height (ft)
Watershed	1.226	0.35	1.576	100	100	100	N/A
Detention	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Totals	1.226	0.35	1.576	100	100	100	N/A

4. Create drainage channels, outfalls and pipe systems are shown on Sheet 5.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 5.

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 5.

7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.

8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5.

9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5.

10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 5.

11. A submission waiver is requested for (See Sheet 5-2).

12. Stormwater management is not required because N/A.

A MINIMUM REQUIREMENT BASED ON SPECIFIC PIPE SIZES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

Application No. RZ 2009-MA-013 Staff Demanche

APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED March 9, 2010

Date of (BOS) (P/C) approval April 27, 2010

Concur w/ SEA 83-M-102-03

See Dev conditions dated Mar 23, 2010

Sheet 6 of 8

Determination of C-Values (Pre and Post)

AREA REF.	TOTAL AREA (SF)	IMPERV. AREA (SF)	IMPERV. AREA (AC)	PERV. AREA (SF)	PERV. AREA (AC)	TOTAL (AC)	IMPERV. C VALUE	PERV. C VALUE	WTD C VALUE
Pre Site	53,403	41,816.0	0.96	11,587.0	0.27	1,226.0	0.80	0.40	0.79
Post Site	53,403	42,869.0	0.98	10,534.0	0.24	1,226.0	0.80	0.40	0.80

(a) Total 12.28 %

DETERMINING THE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQ.

Subarea Designation	BMP Type	Removal Eff. (%)	Area Ratio	C Factor	Product
A1, Onsite pavement/C&G - Flows to BMP	Stormfilter	50	0.21	1.13	11.7
A2, Onsite grass/trees - Flows to BMP	Stormfilter	50	0.02	0.50	0.58
(a) Total					12.28 %

Select Requirement 12.21 %

% Removal 12.28 %

Per the Fairfax County PFM Section 6-401.2B

ISSUE REF.		DESCRIPTION		REV.		DATE		FINAL PLAN SIGNATURES	
BY	ASF	REVISED PER COUNTY COMMENTS	BLG	REVISED PER COUNTY COMMENTS	BLG	REVISED PER COUNTY COMMENTS	BLG	P.M.	C.C.
				1	4/10/09				
				2	7/30/09				
				3	8/26/09				
				4	9/22/09				

McDonald's

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6803 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817

OFFICE ADDRESS

CO-SIGN SIGNATURES

REGIONAL MGR. SIGNATURE

CONST. MGR. SIGNATURE

OPERATIONS DEPT. SIGNATURE

REAL ESTATE DEPT. SIGNATURE

CONTRACTOR SIGNATURE

OWNER SIGNATURE

STATUS PRELIMINARY

DATE 12/17/08

BY AB

PLAN CHECKED

AS-BUILT

PLAN DESCRIPTION STORMWATER MANAGEMENT PLAN

CAD FILE: S075035E4

6 OF 8

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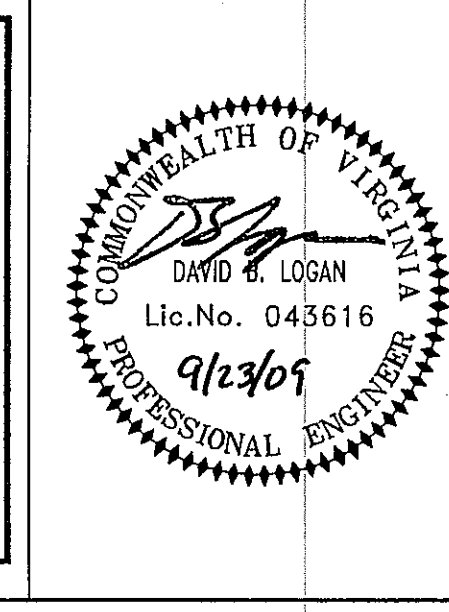
LANDSCAPE ARCHITECTS

OFFICES:

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- SOUTH BOROUGHS, MA
- ALBANY, NY
- PURCHASE, NY
- ROCKY HILL, CT
- CHALFONT, PA
- STERLING, VA
- BOWIE, MD
- TOWSON, MD
- WARRINGTON, VA
- TOFT LAUDERDALE, FL
- CENTER VALLEY, PA

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"BEAUREGARD ST."

L/C# 045-0014

PLAN SCALE: 1" = 20'

STREET ADDRESS 6302 LITTLE RIVER TURNPIKE

CITY ALEXANDRIA

STATE VA

COUNTY FAIRFAX COUNTY

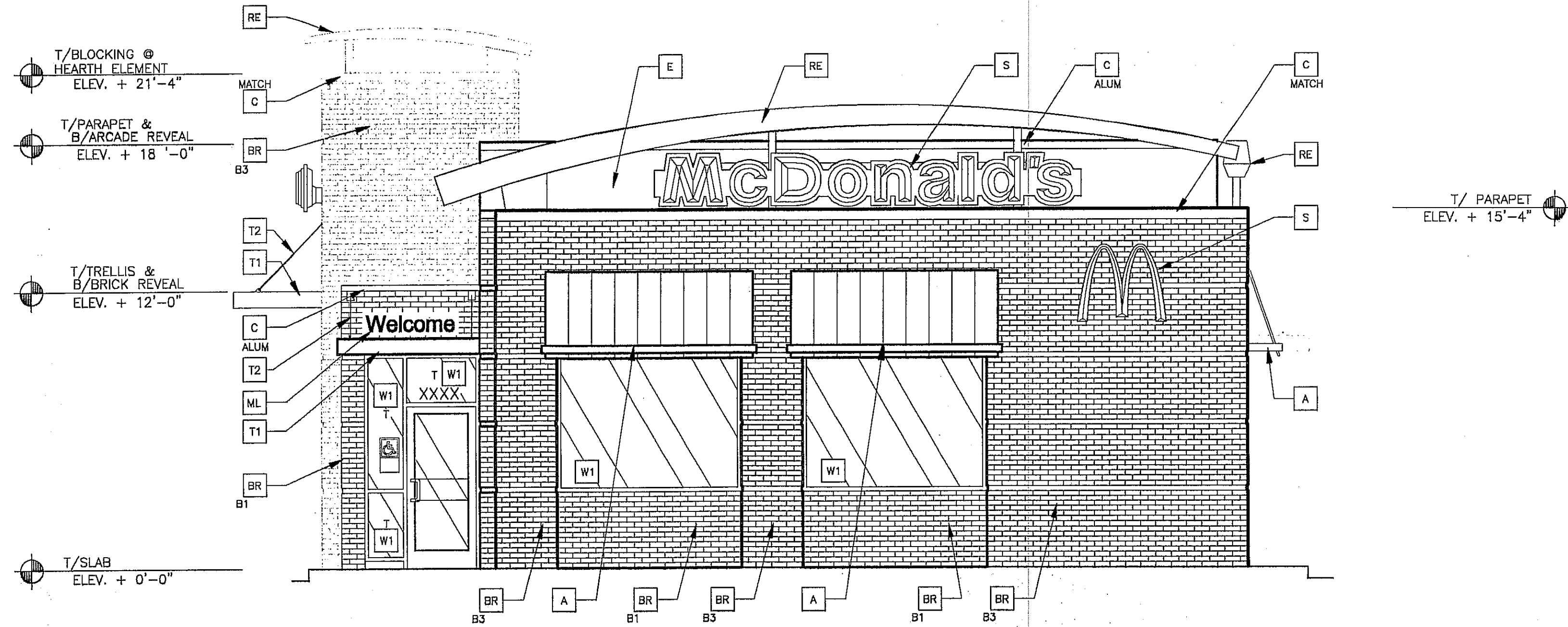
REGIONAL DWG. NO. S075035

PLAN DESCRIPTION STORMWATER MANAGEMENT PLAN

CAD FILE: S075035E4

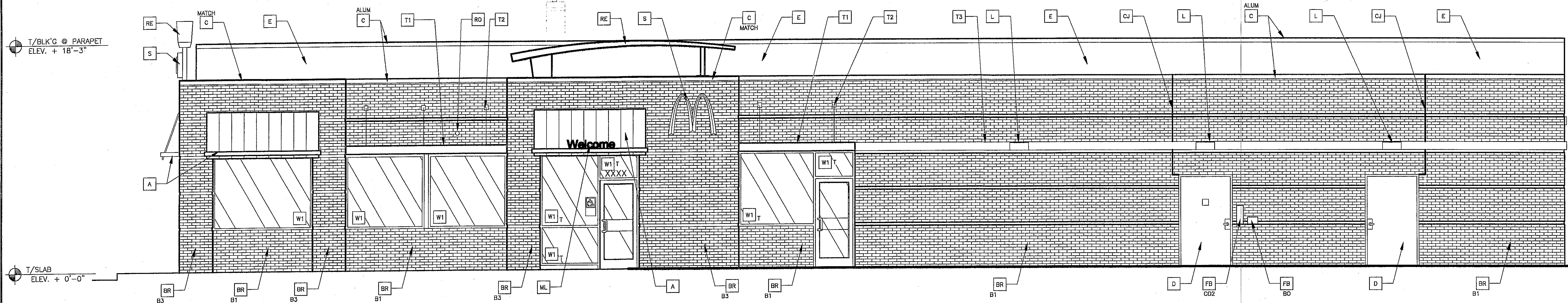
K:\DW\ESTY-BWR\045-0014-00-0 ALEXANDRIA, VA (LITTLE RIVER TURNPIKE)\045-0014.00.1 ALEXANDRIA, VA-A-ELEV.DWG 05-27-2009 14:49

McDonalds\0505035\3ad Special Excavation\0505035E.dwg, 9/23/2009 12:08:10 PM, jhm.sawdon



1 FRONT ELEVATION
A2.0 1/4" = 1'-0"

Application No RZ 2009-MA-013 Staff Demanche
APPROVED DEVELOPMENT PLAN
(DP)(GDP) (CDP) (FDP)
SEE PROFFERS DATED March 9, 2010
Date of (BOS) (PC) approval April 27, 2010
Concur w/ SEA 83-M-102-03
See Dev conditions dated Mar 23, 2010
Sheet 7 of 8



2 NON-DRIVE-THRU ELEVATION
A2.0 1/4" = 1'-0"

KEY NOTES:

- A METAL AWNING - UNDER SEPARATE PERMIT. COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 123C AND 108C
- BR FACEBRICK
- B1 COLOR:
B1 = "RUBIGO RED VELOUR" BY BELDEN OR EQUAL
B2 = "MODULAR MIDLAND BLEND A" BY BELDEN OR EQUAL
B3 = "ALASKA WHITE VELOUR" BY BELDEN OR EQUAL

- C METAL COPING - COLOR = ALUMINUM
- C METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
- EJ CONTROL JOINT, SEE DETAIL 7/A4.1

- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E EXT. INSULATION FINISH SYSTEM (E.I.F.S.) COLOR = BENJAMIN MOORE "2125-30 GRAY SHOWER" OR EQUAL
- FB CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
- FB CO2 OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER

- L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- ML METAL LETTERING - BY OTHERS
- PB PIPE BOLLARD - PAINTED YELLOW
- PT PASS-THRU COIN COLLECTOR - OPTIONAL (RWHC)
- RE ARCHITECTURAL ROOF CAP ELEMENT

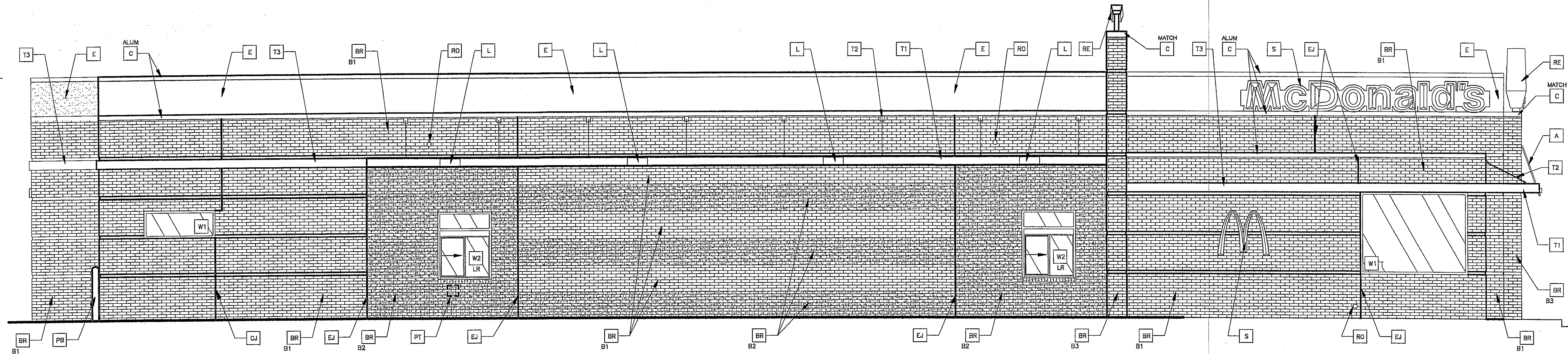
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- T1 ALUMINUM TRELLIS
- T2 TRELLIS TIE-BACK
- T3 2" x 8" WALL FASCIA - REFER TO SIM. DETAIL 3 ON SHEET A5.1

- W1 EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A5.0
- T = TEMPERED GLASS
- W2 DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER
- XX TRANSOM (SHOWN); AIR CURTAIN; FLYFAN/TRANSOM & 432 SQ IN MAX SERVICE OPENING (WHERE REQD BY CODE)
- SLIDE DIRECTION:
RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

FOR INFORMATIONAL PURPOSES ONLY

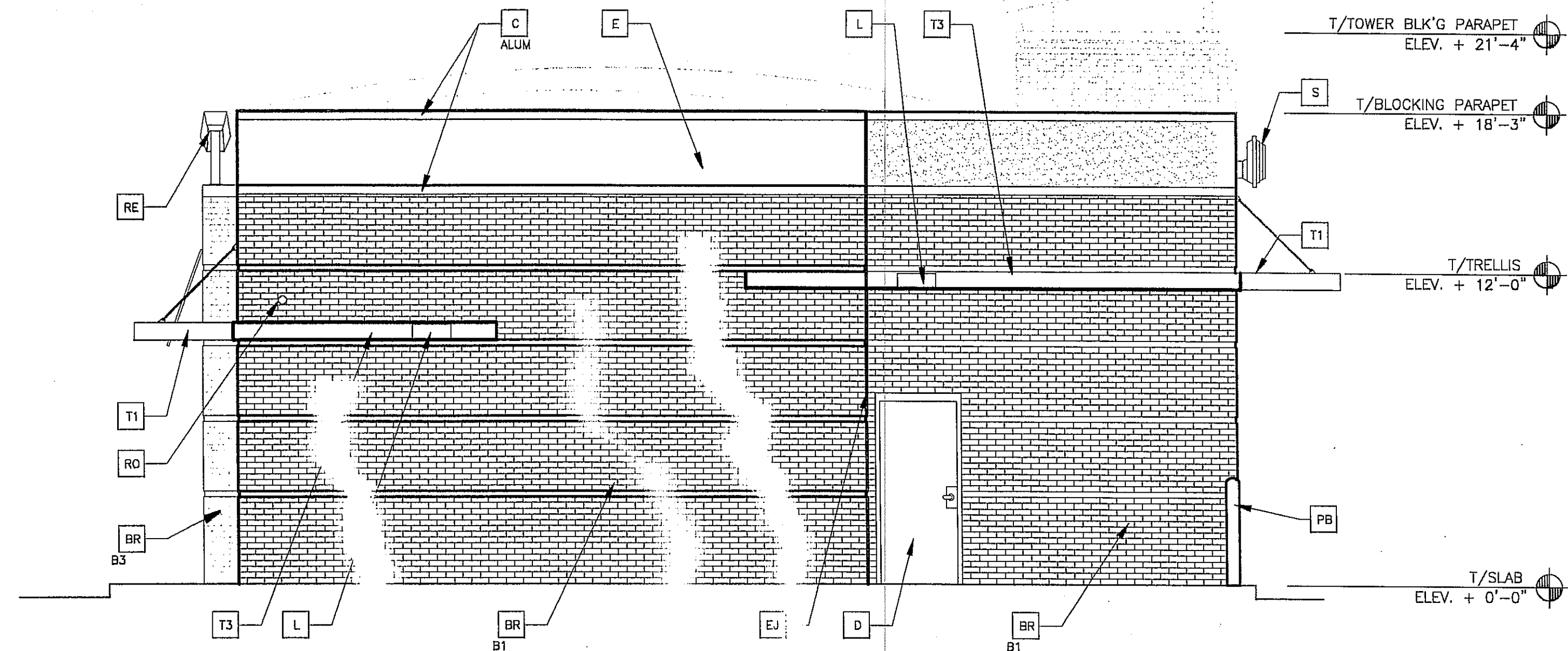
I CERTIFY THIS
SHEET AS PART OF
THE PLAN SET ONLY

DRAWN BY JN		PREPARED FOR McDonald's USA, LLC		PREPARED BY JN	
SHEET NO. A2.0		TITLE 2009 STANDARD BUILDING 38101+5F+BR-WOOD/WOOD		SHEET NO. A2.0	
DESCRIPTION WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH WOOD ROOF TRUSS FRAMING WOOD EXTERIOR FINISH ARCADE/ENTRY		SHEET NO. A2.0		SHEET NO. A2.0	
SITE ID 045-0014		SITE ADDRESS 6302 LITTLE RIVER TURNPIKE		SITE ID 045-0014	
DATE MARCH 2009		DATE MARCH 2009		DATE MARCH 2009	
BY JN		BY JN		BY JN	
REV		REV		REV	
DATE		DATE		DATE	
DESCRIPTION		DESCRIPTION		DESCRIPTION	
BY		BY		BY	



1 DRIVE THRU ELEVATION
1/4" = 1'-0"

Application No RZ 2009-MA-013 Staff Demanche
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFFERS DATED March 9, 2010
Date of (BOS) (PC) approval April 27, 2010
Concur w/ SEA 83-M-102-03
See Dev conditions dated Mar 23, 2010
Sheet 8 of 8



2 REAR ELEVATION
1/4" = 1'-0"

KEY NOTES:

A METAL AWNING - UNDER SEPARATE PERMIT. COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 123C AND 105C
BR FACEBRICK
BT COLOR:
B1 = "RUBIGO RED VELOUR" BY BELDEN OR EQUAL
B2 = "MODULAR MIDLAND BLEND A" BY BELDEN OR EQUAL
B3 = "ALASKA WHITE VELOUR" BY BELDEN OR EQUAL

C METAL COPING - COLOR = ALUMINUM
C METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
EJ CONTROL JOINT, SEE DETAIL 7/A4.1

D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
E EXT. INSULATION FINISH SYSTEM (E.I.F.S.) COLOR = BENJAMIN MOORE "2125-30 GRAY SHOWER" OR EQUAL
FB CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
FB CO2 FILL BOX (EQPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER

L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
ML METAL LETTERING - BY OTHERS
PB PIPE BOLLARD - PAINTED YELLOW
PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
RE ARCHITECTURAL ROOF CAP ELEMENT

RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
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DRAWN BY JN		DATE MARCH 2009		REVIEWED BY USRD TEAM		DATE ISSUED MARCH 2009		SHEET NO. 045-0014		SHEET 8 OF 8	
TITLE 2009 STANDARD BUILDING 381.01+5F+5R-WOOD/WOOD		DESCRIPTION WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH WOOD ROOF TRUSS FRAMING BRICK EXTERIOR FINISH ARCADE/ENTRY		SHEET NO. 045-0014		SHEET 8 OF 8		SHEET NO. 045-0014		SHEET 8 OF 8	
PREPARED FOR McDonald's USA, LLC		PREPARED BY JN		DATE MARCH 2009		REVIEWED BY USRD TEAM		DATE ISSUED MARCH 2009		SHEET NO. 045-0014	
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DESCRIPTION WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH WOOD ROOF TRUSS FRAMING BRICK EXTERIOR FINISH ARCADE/ENTRY		SHEET NO. 045-0014		SHEET 8 OF 8		SHEET NO. 045-0014		SHEET 8 OF 8		SHEET NO. 045-0014	
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